



Grove Road, North Finchley, N12

£800,000

 3 Bedrooms  2 Bathrooms  2 Receptions



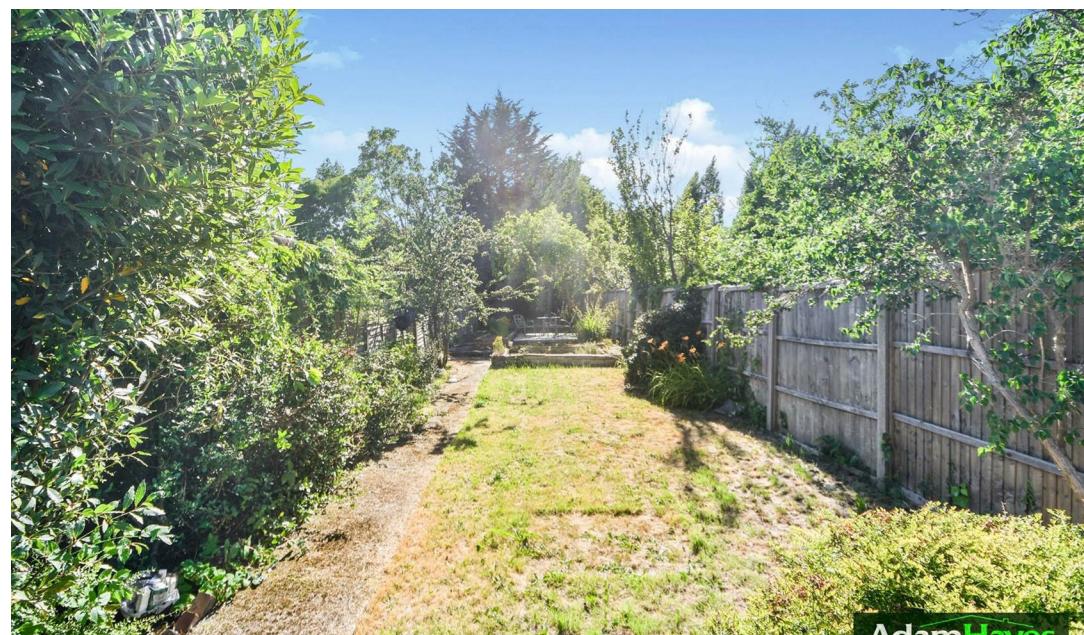
Adam Hayes
ESTATE AGENTS



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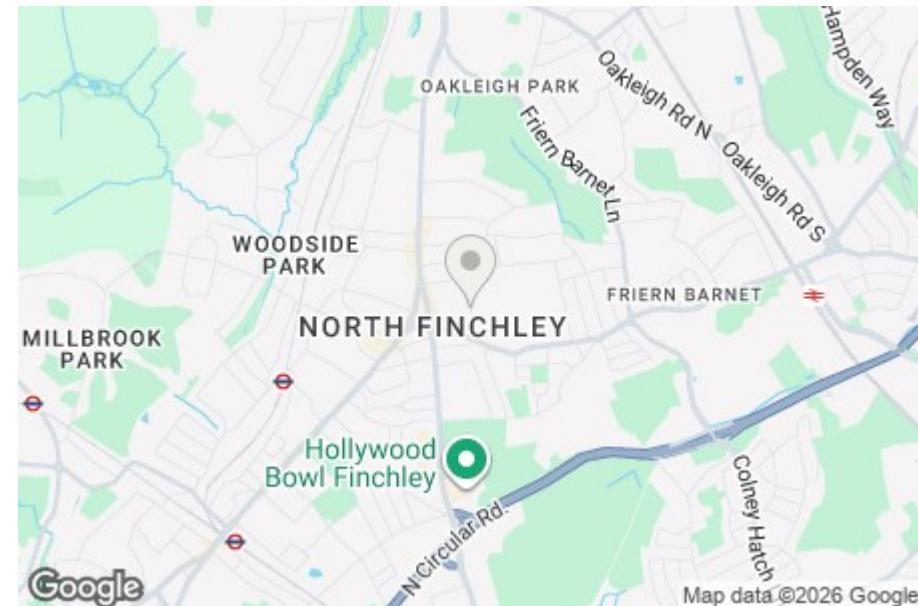
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Key Features

- Three Bedrooms
- Two Bathrooms
- Bright Through Lounge
- Separate Kitchen with Utility Area
- Approx. 150ft Rear Garden
- Room For Further Extension (STPP)

Other Information

Tenure: Freehold
Council Tax Band: E



Nearest Stations

Woodside Park Station	0.6 miles
West Finchley Station	0.7 miles
Finchley Central Station	1.2 miles
New Southgate Station	1.4 miles

Property Description

Conveniently located off Woodhouse Road and set within the catchment area for the highly regarded Wren Academy is this beautifully presented three bedroom end of terrace family home. Recently fully renovated with upgraded insulation throughout, the property combines period charm with modern living, boasting a bright and spacious through lounge with a bay window, stripped wooden flooring, high ceilings, and feature fireplaces. The living space flows seamlessly onto an approx. 150ft rear garden, complete with mature planting, an apple tree, and a versatile outhouse.

A separate 22ft kitchen offers ample dining and entertaining space, complemented by an adjoining utility area and a stylish ground floor shower room. Upstairs, there are three well-proportioned bedrooms and a contemporary three-piece family bathroom. Further benefits include potential to extend to the rear, convert the loft, or add off-street parking (STPP), making this an excellent opportunity for growing families or those looking to upsize. To really appreciate the location, size and condition of this house, an internal viewing is highly recommended through the vendors Sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area
1121 sq ft - 104 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.