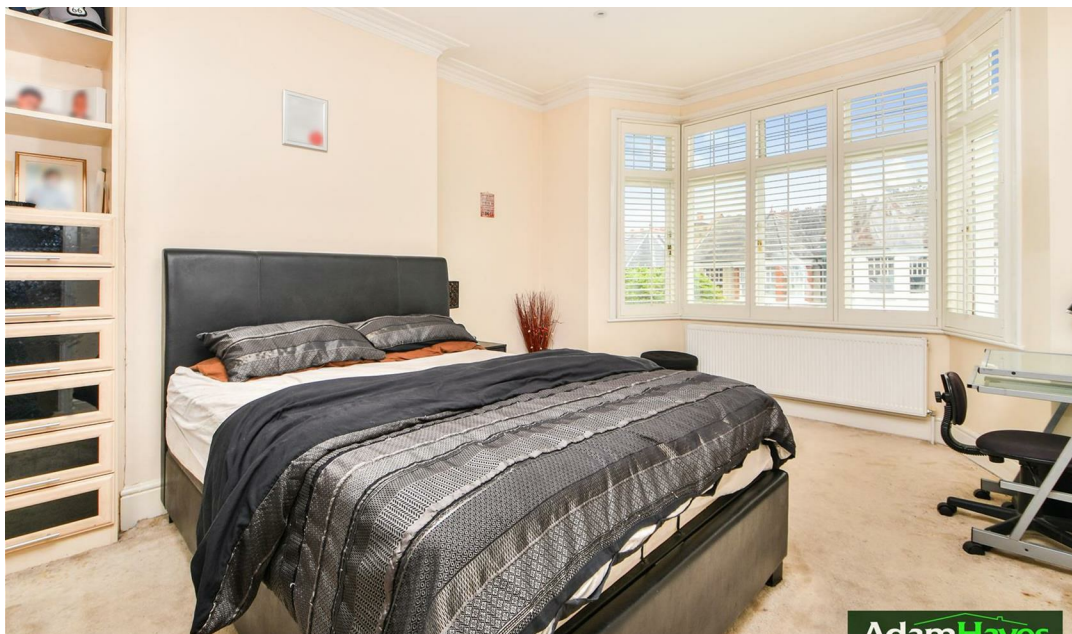




Ashurst Road, North Finchley, N12

 5 Bedrooms  3 Bathrooms  2 Receptions

Guide Price £1,100,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Ashurst Road, North Finchley, N12

Guide Price £1,100,000

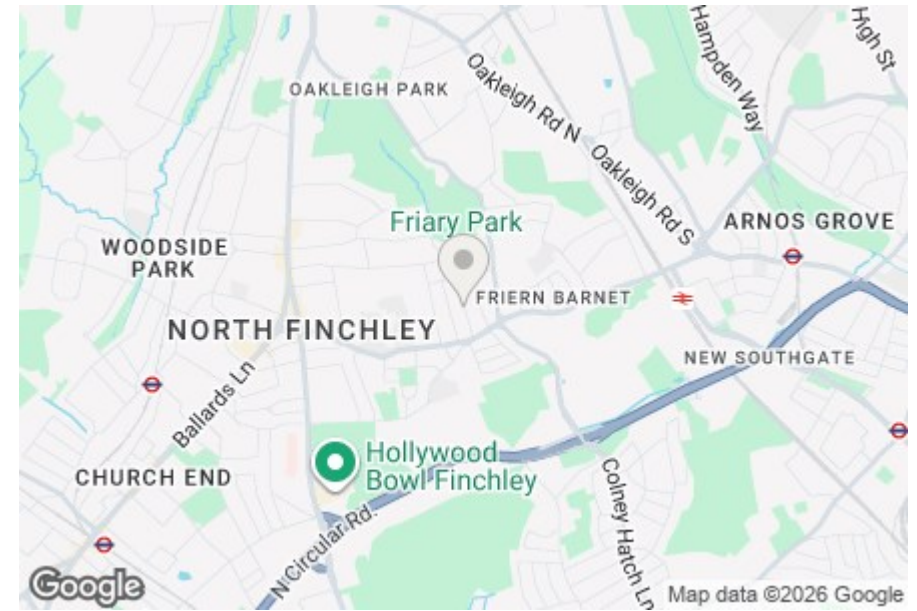
 5 Bedrooms  3 Bathrooms  2 Receptions

Key Features

- Five Bedrooms
- Three Bathrooms (One En-Suite)
- Contemporary Fitted Kitchen
- Chain Free
- Dining Room
- Off Street Parking

Other Information

Tenure: Freehold
Council Tax Band: F



Nearest Stations

New Southgate Station 0.8 miles
Woodside Park Station 1.0 miles
West Finchley Station 1.2 miles

Property Description

Situated on a highly sought-after tree-lined residential road off Woodhouse Road and within the catchment area of popular schools is this beautifully presented Edwardian five-bedroom semi-detached family home. The property offers a welcoming entrance hall featuring original tiling, leading to a bright 17ft reception room that flows seamlessly into a separate dining room, creating an excellent space for entertaining. Both the reception room and dining room retain their original flooring, further enhancing the property's period charm. The ground floor also comprises a contemporary three-piece shower room and a spacious 20ft kitchen/diner with bi-folding doors opening onto a well-maintained rear garden. The kitchen/diner benefits from stunning bronzed Old French Oak lacquered engineered wood flooring. The first floor provides three well-proportioned bedrooms, all of which benefit from fitted wardrobes, along with a modern family bathroom and separate WC. The loft has been thoughtfully converted to create a generous principal bedroom complete with a three-piece en-suite and useful storage. Additional benefits include off-street parking and a wealth of period character throughout, including feature fireplaces and high ceilings. The property is ideally positioned within a short walk of Friary Park and is conveniently located close to both North Finchley High Road and Friern Barnet, offering a wide range of shops, restaurants, amenities and transport links. To fully appreciate the size, location and condition of this charming family home, an internal viewing is highly recommended via the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(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	

Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

**Approximate Gross Internal Area
1878 sq ft - 174 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.