



Hutton Grove, North Finchley, N12

 3 Bedrooms  2 Bathrooms  1 Reception

OIEO £875,000



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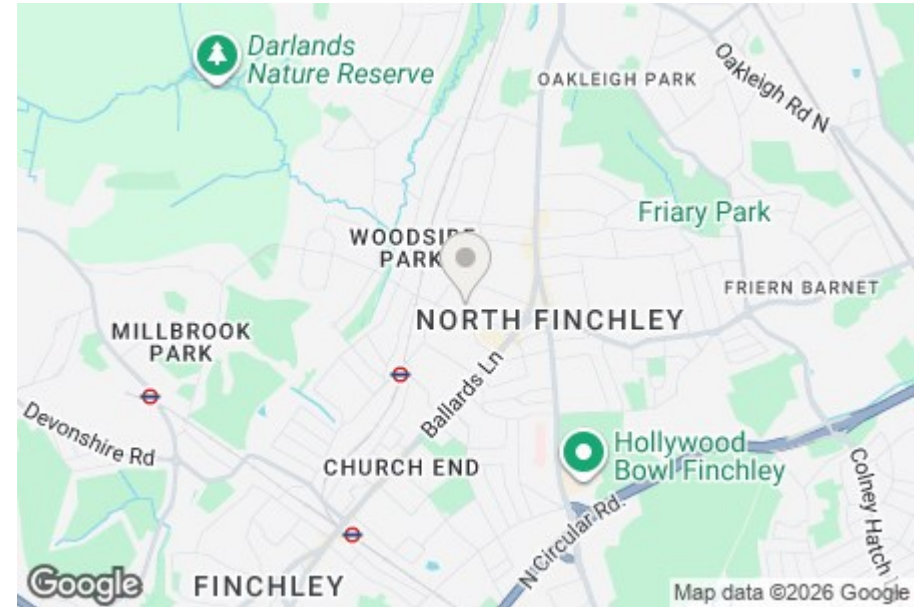
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### Key Features

- Three Bedrooms
- Two Bathrooms
- South West Facing Garden
- Off Street Parking
- Popular Location
- Chain Free

### Other Information

Tenure: Freehold  
Council Tax Band: F



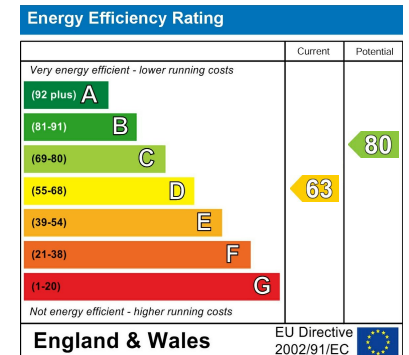
### Nearest Stations

- Woodside Park Station 0.4miles
- West Finchley Station 0.4miles
- Finchley Central Station 1.0miles

### Property Description

Situated on a popular tree lined road just off Nether Street, this modern and well presented three double bedroom, two-bathroom semi detached family home is offered chain free. The property provides bright, well balanced accommodation and excellent everyday practicality. The ground floor features a spacious reception room with bi folding doors opening onto a mature south west facing garden — perfect for children, entertaining, or simply enjoying the afternoon sun. The garden also includes a versatile studio, ideal as a home office, gym, or playroom.

The house benefits from excellent storage, including a large under house storage area and a functional loft, offering potential for further use (subject to the usual consents). Additional features include a guest cloakroom, double glazing, gas central heating and off street parking. Hutton Grove is within easy walking distance of both West Finchley and Woodside Park Underground Stations (Northern Line), local shops, cafés and the amenities of Ballards Lane and North Finchley High Road. The property also sits within the catchment area for a number of well regarded schools, including Moss Hall School, St Michael's Catholic Grammar School and Wren Academy. Local green spaces such as Victoria Park and Dollis Brook Walk are also close by, providing playgrounds, open fields and scenic walking routes.



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Approximate Gross Internal Area  
 1184 sq ft - 110 sq m  
 (Including Outbuilding)



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.