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Percy Road, North Finchley, N12

OIEO £850,000

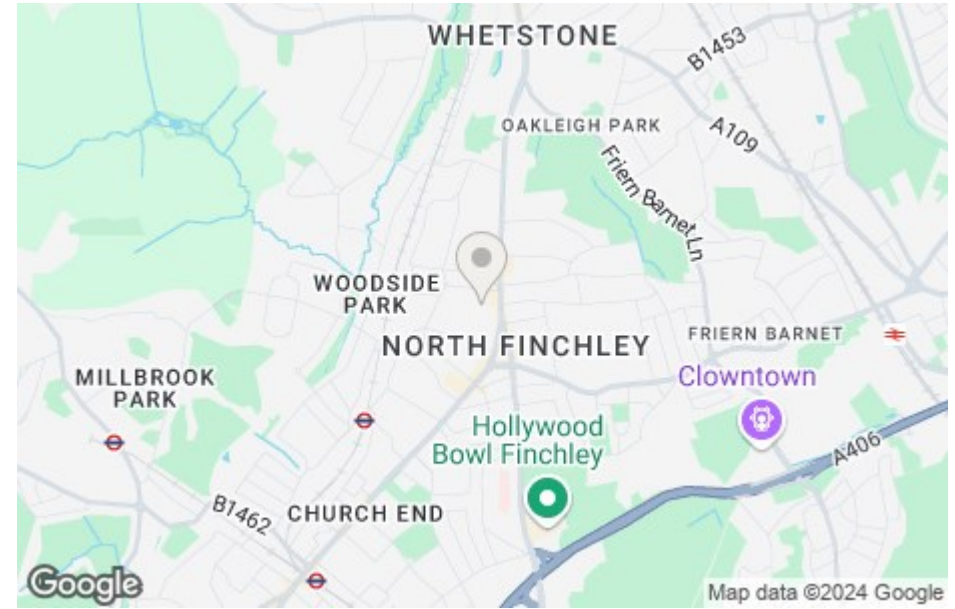
 4 Bedrooms  2 Bathrooms  2 Receptions

### Key Features

- Four Bedrooms
- Two Bathrooms
- Two Receptions
- Modern Eat In Kitchen
- Wooden Flooring
- Garden Office

### Other Information

Tenure: Freehold  
Council Tax Band: E



### Nearest Stations

- Woodside Park Station 0.4 miles
- West Finchley Station 0.6 miles
- Whetstone & Totteridge Station 1.1 miles

### Property Description

Situated on this sought after residential street off North Finchley High Road, within the catchment of several popular schools, is this beautifully presented four-bedroom, two-bathroom bay fronted terraced family house filled with character and natural light throughout. The property boasts two separate reception rooms with wooden flooring and high ceilings, a modern eat-in-kitchen with stone countertops and integrated appliances offering direct access to a rear garden and fully functioning garden office. The first-floor comprises of three generously sized bedrooms and a tiled bathroom suite, the fourth bedroom is located within the recent loft conversion and offers ample storage and an en-suite. Further benefits include double glazing windows, a ground floor WC and being located within minutes' walk from an array of local shops and amenities. To truly appreciate the size, location and potential of this property, 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	50		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1439 sq ft / 133.6 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Outbuilding = 134 sq ft / 12.4 sq m  
 Total = 1614 sq ft / 149.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adam Hayes Estate Agents. REF: 1180657

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