Westbury Grove, North Finchley, N12

4 Bedrooms 2 Bathrooms 2 Receptions

OIEO £925,000

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

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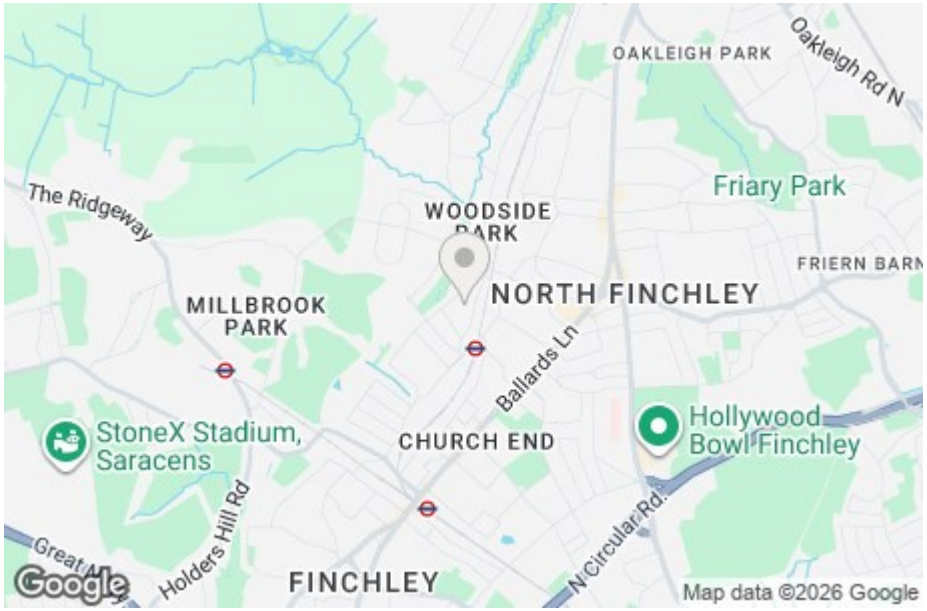
Key Features

- Four Bedrooms
- Semi Detached Family House
- Quiet Cul-De-Sac
- Modern Fitted Kitchen
- Off Street Parking
- Catchment of Moss Hall School

Other Information

Tenure: Freehold

Council Tax Band: F

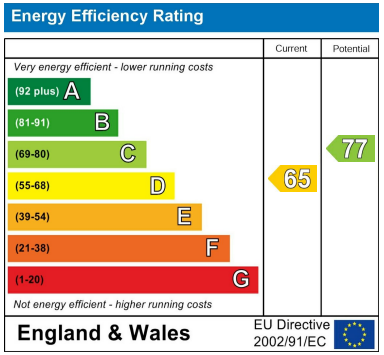


Nearest Stations

West Finchley Station	0.5 miles
Woodside Park Station	0.6 miles
Mill Hill East Station	0.6 miles

Property Description

Set within a quiet and highly desirable cul-de-sac just off Westbury Road, this well presented four double bedroom semi-detached family home offers spacious and well-balanced accommodation arranged over three floors. The ground floor comprises two well-proportioned reception rooms, a separate modern fitted kitchen with integrated appliances and direct access to the rear garden, a guest W.C. and ample storage. To the first floor are two double bedrooms and a further bedroom, complemented by a four-piece family bathroom and additional storage. The loft has been converted to provide a generous fourth double bedroom with an en-suite three-piece shower room. Externally, the property features a landscaped rear garden, off street parking and is located within the catchment for Moss Hall School, and excellent access to local amenities and transport links, with the Northern Line station within a quarter of a mile. To really appreciate the location, size and condition of this home, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.



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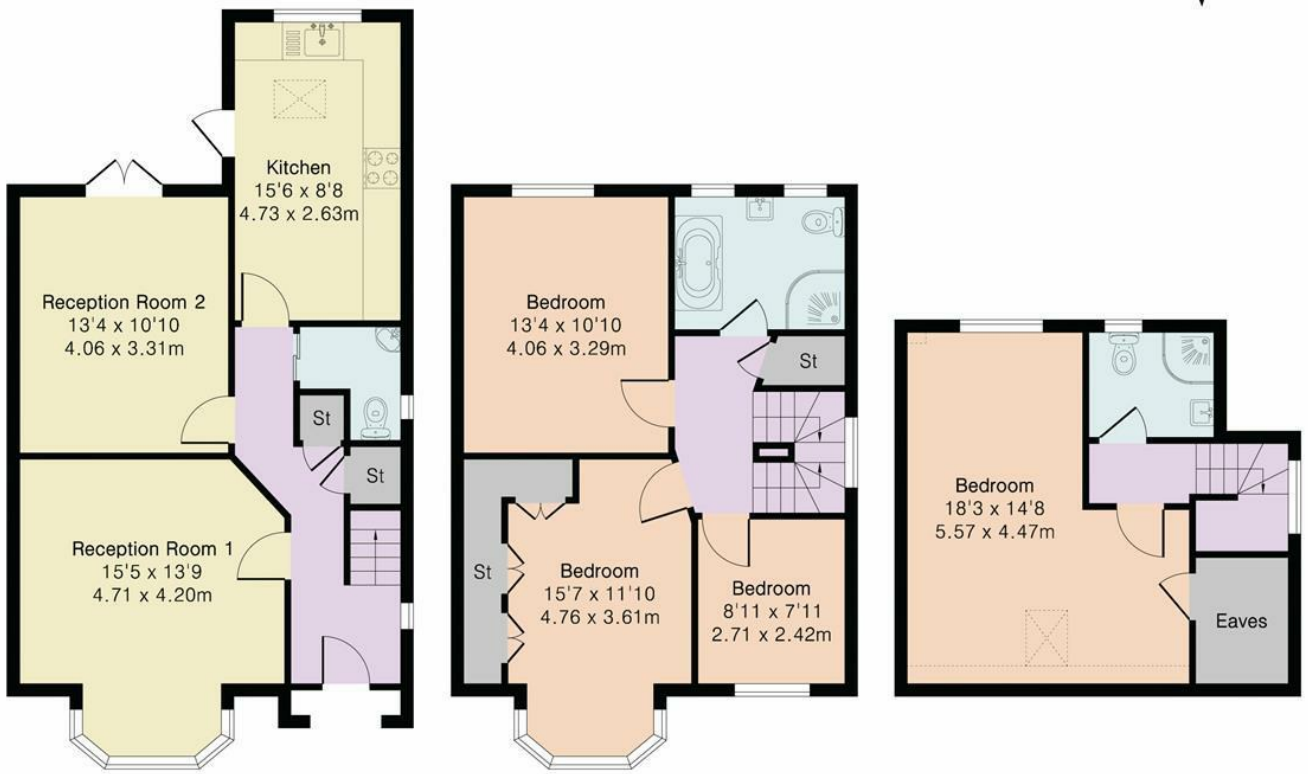
Approximate Gross Internal Area 1435 sq ft - 133 sq m

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 525 sq ft – 49 sq m

Second Floor Area 304 sq ft – 28 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Adam Hayes ESTATE AGENTS

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.