



Friary Road, North Finchley, N12

 3 Bedrooms  1 Bathroom  2 Receptions

OIEO £750,000



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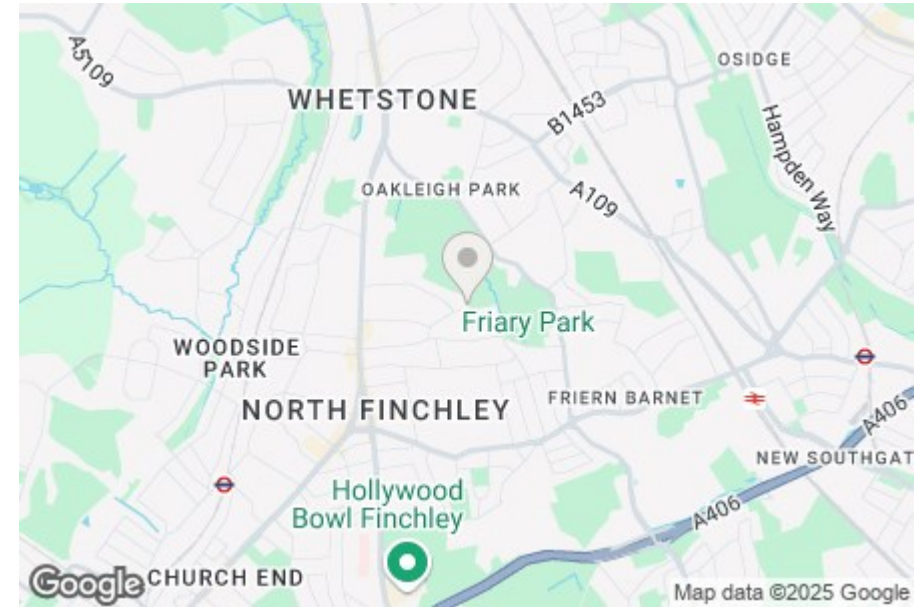
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### Key Features

- Three Bedrooms
- Two Receptions
- Separate Fitted Kitchen
- Garden
- Off Street Parking For Two Cars
- Garage

### Other Information

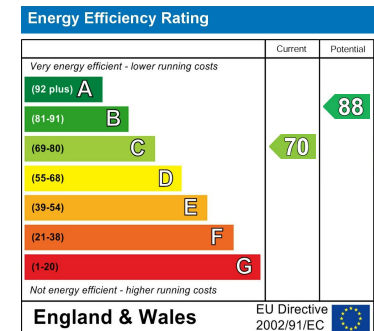
Tenure: Freehold  
Council Tax Band: F



### Nearest Stations

Woodside Park Station 0.8 miles  
Totteridge & Whetstone 0.9 miles  
West Finchley Station 1.1 miles

Situated within a stone throws away from Friary Park and Blakett's Brook is this charming three-bedroom, terraced family house. The property has been extended and benefits from two reception rooms, with the second reception room opening to the dining room and allowing natural light to flow, a separate fitted kitchen, a utility room, and guest WC on the ground floor. The first-floor compromises of two double bedrooms with fitted wardrobes, a third bedroom and a four-piece family bathroom suite. Further benefits include having a garage at the rear with back access to the garden, potential to convert the loft (STPP), and ample storage throughout. Being located within the catchment of Wren Academy and other popular schools, this home is best suited to families who are looking to upsize. To truly appreciate its size, location, and potential, we highly recommend scheduling an internal viewing through the vendors sole agents, Adam Hayes Estate Agents.



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**Approximate Gross Internal Area  
1286 sq ft - 119 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.