






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

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Hillcourt Avenue, London, N12 8HA

£1,100,000

 3 Bedrooms  2 Bathrooms  0 Receptions

## Key Features

- Three/ Four Bedroom
- Detached
- Potential to Develop
- Parking
- Chain Free
- Moss Hall School Catchment

## Other Information


Tenure: Freehold  
Length of Lease: n/a  
Ground Rent: n/a  
Service Charge: n/a  
Service Review Period: n/a  
Council Tax Band:

## Nearest Stations

-  
-  
-

## Property Description

Situated in this popular tree lined road off Nether Street in the catchment area for Moss Hall Primary School and within minutes walk of West Finchley tube station is this unmodernised three/ four bedroom, two bathroom detached house. The property would suit a family or developer and has potential to develop further (STPP). Benefitting from an approximately 26ft reception, parquet wooden flooring, an additional study, a mature rear garden and a garage with off street parking. To really appreciate the size, potential and location, an internal viewing is highly recommended via vendors 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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Total floor area 137.5 sq.m. (1,480 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.