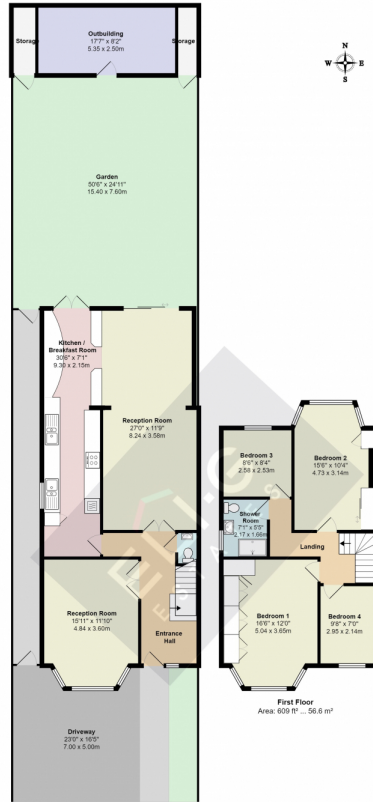




Eli-G Estates are pleased to bring to market this good size family home in a highly sought after location & offered chain free

Good size 4 Bedroom semi, Ground Floor extended, Through dining room Lounge, Great size Kitchen / morning room area, Front room / office, Guest wc, Two good size doubles, one small double & one single bedroom, Family bathroom, Out house, external storage, Large Garden, Off Street Parking, Chain Free, Viewing highly recommended get in touch with joint sole agent Eli-G Estates





Ground Floor Area: 989 ft<sup>2</sup> - 91.9 m<sup>2</sup>  
 First Floor Area: 609 ft<sup>2</sup> - 56.6 m<sup>2</sup>  
 Total Area: 1598 ft<sup>2</sup> - 148.5 m<sup>2</sup> (Excludes Outbuildings)  
 All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Address: Holmfield Avenue, NW4