

MAUNDER TAYLOR

FOR SALE

3 BEDROOM SEMI-DETACHED HOUSE



16 HOWCROFT CRESCENT, FINCHLEY, LONDON N3 1PB

A 3-bedroom semi-detached house conveniently located for Finchley's shopping and transport facilities, with a footpath (Lovers Walk) connecting through to Ballard's Lane. A garage (now used as an extra room with shower/WC facilities).

The property is within easy reach of West Finchley Northern Line underground station.

Currently LET with notice having been served for vacant possession on completion.

SUMMARY OF ACCOMMODATION

3 BEDROOMS • RECEPTION/DINING ROOM • FITTED KITCHEN • INTEGRAL GARAGE NOW USED AS AN EXTRA ROOM • FAMILY BATHROOM with SHOWER • OWN DRIVEWAY • REAR GARDEN

GUIDE PRICE: £775,000 – FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

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Double glazed front entrance door opening to;

Hallway with radiator, wood effect laminate flooring, stairs rising to first floor, cloak cupboard, doors opening to;

Garage – now used as an extra room – radiator, double glazed window to front, decorative coving, doors opening to;

Shower room with tile enclosed shower cubicle, pedestal wash hand basin, close coupled WC, tiling to walls, air extractor, wood effect laminate flooring.

Further storage cupboard with wall mounted *Vaillant* boiler, fuses and electricity meter.

Kitchen

Range of wall and base units, 4-ring gas hob with hood above, electric oven / grill, space & plumbing for washing machine, space for upright fridge freezer, space & plumbing for dryer, stainless steel sink & drainer, tiling to walls, wood effect laminate flooring, radiator, double glazed door and window onto garden.

Lounge/Dining Room

Double aspect, gas coal effect fire place (not tested), radiators, double glazed door and window to rear, decorative coving, double glazed window to front, dado rail, wood effect laminate flooring.

FIRST FLOOR

Landing

Radiator, access to loft, linen cupboard with lagged hot water cylinder with storage.

Bedroom 3 radiator, double glazed window to front, integral storage cupboard.

Bathroom

Large family bathroom with panel enclosed bath, with folding glass shower screen & fitted shower, concealed flush WC and wash basin set on vanity unit with storage cupboard above, further built-in storage cupboards with counter top, part tiled walls, air extractor (not tested), double glazed obscure glass windows to rear, radiator.

Bedroom 2

Decorative coving, radiator, double glazed window to rear, integral wardrobe/storage cupboard.

Bedroom 1

Double bedroom, decorative coving, double glazed window to front, radiator, built-in wardrobe / dressing table.

EXTERIOR – Rear Garden, paved, & fenced enclosed

Off-street parking to the front for 2 / 3 vehicles maximum to front.

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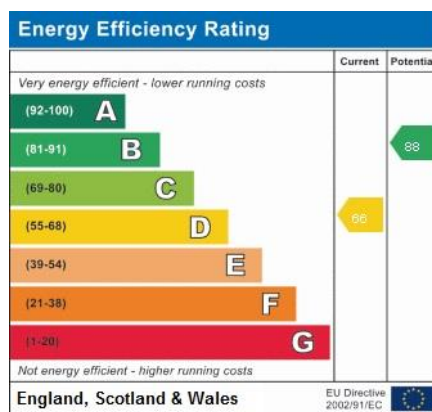
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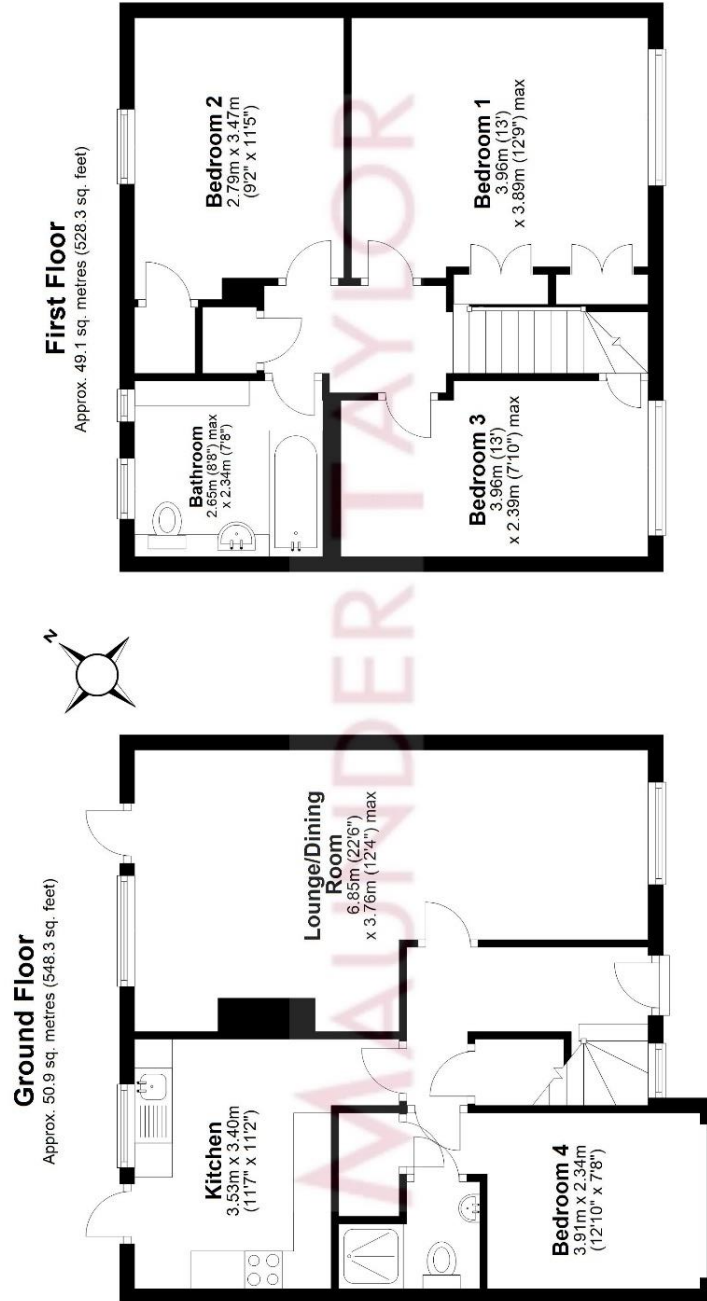


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FLOOR PLAN

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Total area: approx. 100.0 sq. metres (1076.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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