

FOR SALE – CHAIN FREE 3 BEDROOM SEMI-DETACHED HOUSE



16 HOWCROFT CRESCENT, FINCHLEY, LONDON N3 1PB

A 3-bedroom semi-detached house conveniently located for Finchley's shopping & transport facilities - with a nearby footpath (Lovers Walk) connecting through to Ballard's Lane. The property is within easy reach of West Finchley (Northern Line) underground station.

The former garage is now used as an extra room with shower/WC facilities, and both the front and rear gardens have been paved.

Vacant possession on completion.

SUMMARY OF ACCOMMODATION

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

GUIDE PRICE: £750,000 – FREEHOLD (Chain Free)



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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 1

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

Bedroom 2

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

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

Bathroom

Large family bathroom with panel enclosed bath, and folding glass shower screen & 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.

EXTERIOR – Rear Garden, paved, & fenced enclosed

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

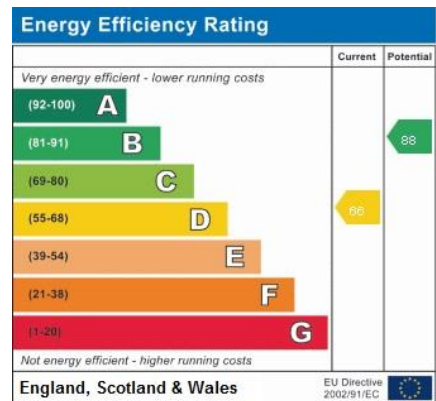


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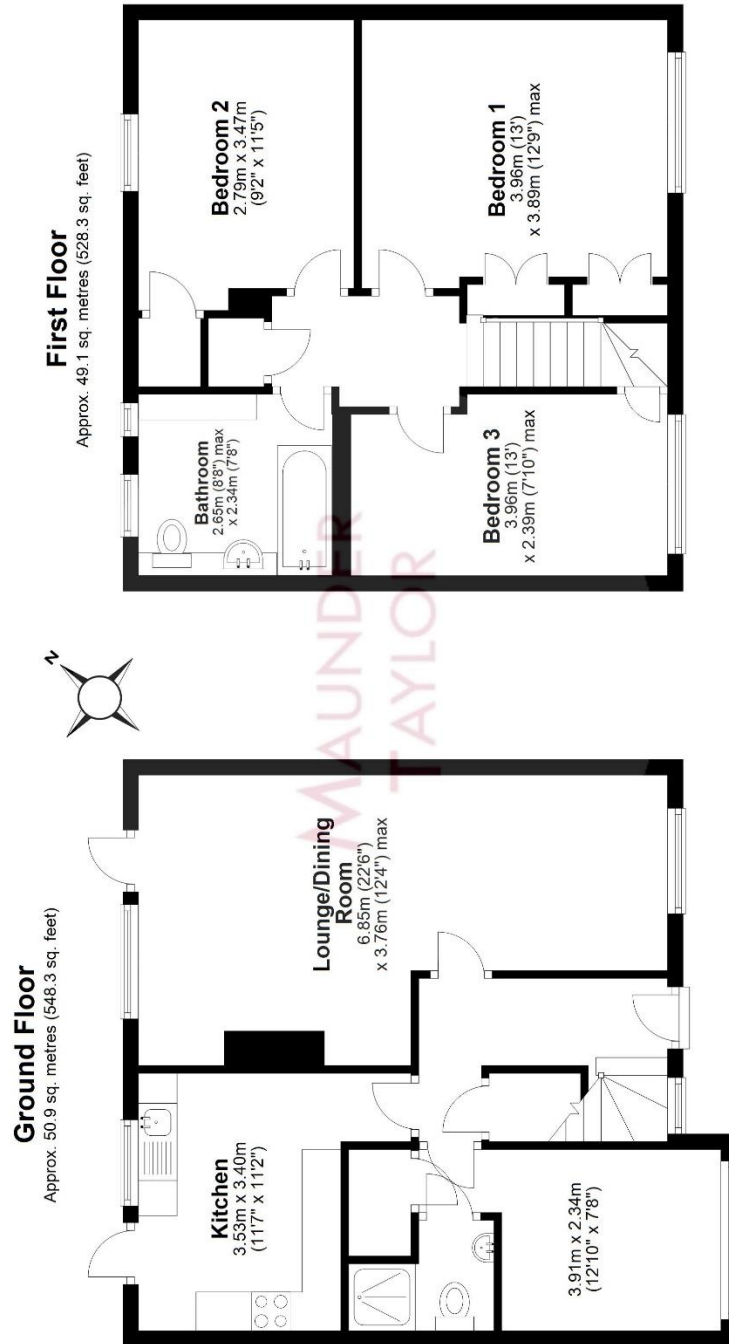
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FLOOR PLAN 16 HOWCROFT CRESCENT, FINCHLEY, LONDON N3 1PB



Total area: approx. 100.0 sq. metres (1076.6 sq. feet)
Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee.
Plan produced using PlanUp.



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