

## FOR SALE EXTENDED, 4 BEDROOM SEMI-DETACHED HOUSE



### 59, NETHER STREET, FINCHLEY, N12 7NP

A well-presented semi-detached house that has been extended into the loft and across the rear – now comprising 4 bedrooms with ensuite shower room to master.

The property is conveniently situated lying within a quarter of a mile of the High Road (A1000) – at *Tally Ho*, where there is an array of shops, restaurants, cafés, as well as *The Arts Depot*, and the *Tally Ho Bus Station* – served by various routes, giving good transport links to and from the area. The property is also equidistant (less than half a mile) between both Woodside Park & West Finchley underground stations (Northern Line).

The property has a gated front drive providing off-street parking and benefits from a rear garden with a South Westerly aspect and garden room.

#### SUMMARY OF ACCOMMODATION

MASTER BEDROOM WITH ENSUITE SHOWER ● 3 FURTHER BEDROOMS ● FAMILY BATHROOM  
● LIVING ROOM ● EXTENDED KITCHEN/ DINING/ FAMILY ROOM  
GUEST CLOAKROOM ● ENTRANCE PORCH ● 90' REAR GARDEN WITH GARDEN ROOM  
OWN DRIVEWAY PROVIDING OFF-STREET PARKING FOR 2-3 VEHICLES.

**ASKING PRICE: £929,500 FH**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H 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.

**Entrance Porch**

Leaded double glazed entrance porch with shoe storage cupboard and double-glazed door with window to side opening to;

**Hallway**

Feature radiator, picture rail, decorative coving, cupboard housing electricity meter & fuses, stairs rising to first floor with under stair storage.

**Front Reception Room**

Decorative cast iron fireplace with stone hearth, built-in cupboard & shelving to chimney recess, decorative coving, radiator, double glazed leaded window to front with shutters.

**Kitchen / Dining / Family Room**

Fitted range of wall & base units with worktop and peninsular, *Neff* Ceran hob with hood above, twin *Neff* oven & grill, space for American style fridge freezer, sink set in work top with mixer tap and waste disposal, integrated dishwasher, tiling to walls, 2 large storage cupboards - one housing *Vaillant* boiler & pressurised hot water cylinder, the other a utility cupboard with shelving and space & plumbing for stacked washing machine and dryer. Sliding/folding doors leading out to screened deck area, and further door opening to;

**Guest Cloakroom**

Comprising close-coupled WC, wash basin set on vanity unit with storage below, obscure glass double glazed window to side, part tiled walls and tiling to floor.

**FIRST FLOOR**

Landing with original colour leaded window to side, picture rail, stairs to loft level and doors leading to;

**Bedroom**

Wardrobes, radiator, double glazed bay window to front.

**Bedroom**

'L' shaped, part mirror fronted wardrobe, built-in dressing table with drawers, picture rail, radiator, double glazed window overlooking rear garden.

**Bedroom**

Built-in high rise child's bed with ladder access and play space below, radiator, oriel double glazed bay window to front.

**Bathroom**

Tile enclosed bath with tiled surround, folding shower screen, mixer tap with shower spray. Contemporary wash basin, concealed flush WC, tiling to floor, chrome towel ladder, double glazed window to rear.

## LOFT LEVEL

Approached via turning staircase, with large feature window to side, eaves storage cupboard and door opening to;

### Master Bedroom

Fitted wardrobe, feature radiator, glazed Juliet balcony with sliding door and with views overlooking rear garden. Door to;

### En-suite Shower Room

Wet shower area with glass screen, soaker shower head above and hand-held spray. Wall mounted basin, concealed flush WC, fitted storage units, feature towel radiator, fully tiled walls and floor with, built-in medicine cabinet, skylight window to front and door to further eaves storage space.

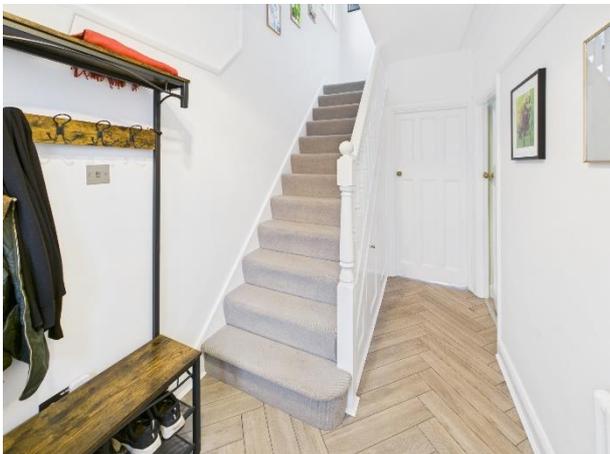
## EXTERIOR

**Rear Garden** **Approx. 90' (27.43m)** - with a South Westerly aspect. Screened deck area with outside power & water supply, stairs with glazed balustrade leading down to lawned area, paved side passage way with gate leading to front drive.

**Garden Room** **internal measurement: approx. 11'9 x 11' (3.58m x 3.35m)** with power and light.

**Front Garden** Gated driveway providing off-street parking for 2/3 vehicles.

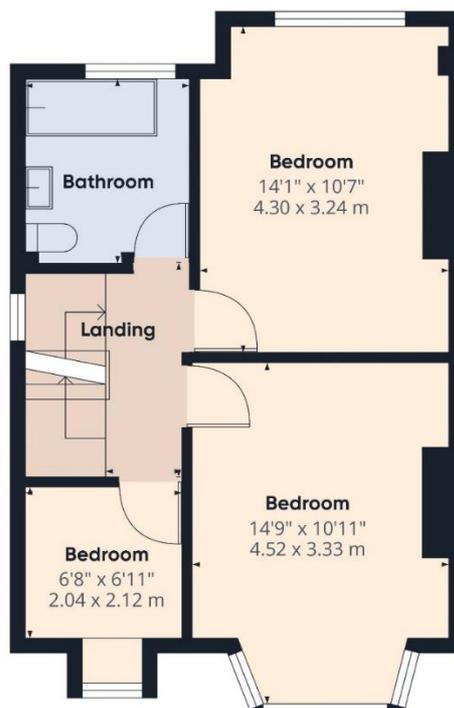
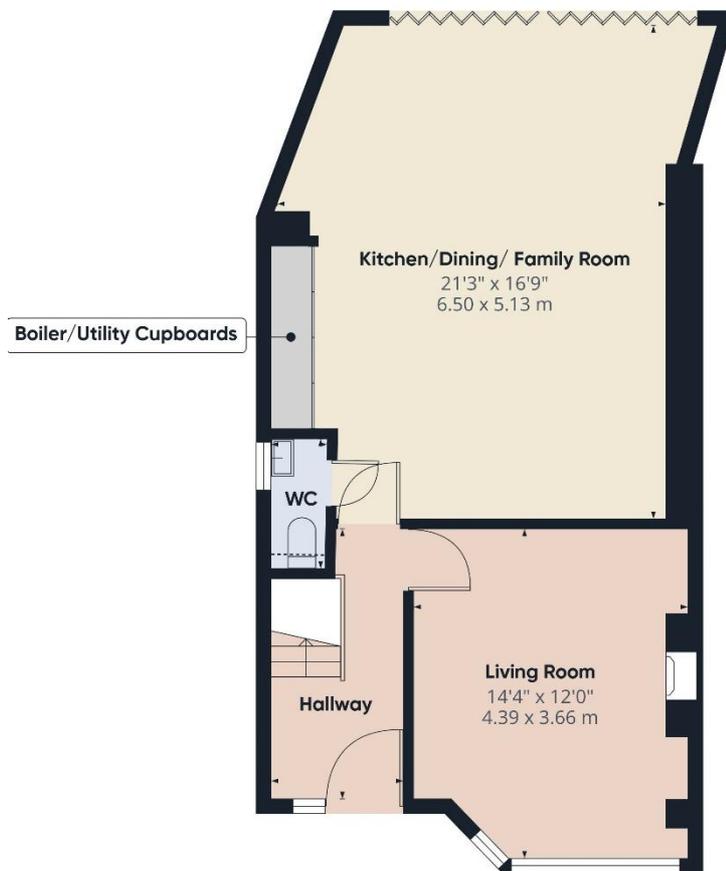
**Council Tax band:** E





## FLOOR PLANS

59 Nether Street, Finchley, N12 7NP





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