

**FURSBY AVENUE, LONDON, N3
OFFERS IN EXCESS OF £1,100,000 FREEHOLD**

**A WELL-PRESENTED EXTENDED SEMI-DETACHED
FAMILY HOME SET ON A QUIET RESIDENTIAL
TURNING**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

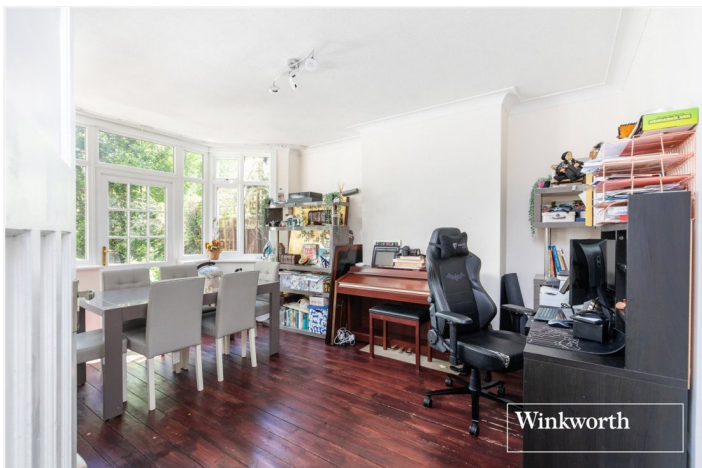
We are pleased to offer this well-presented extended semi-detached family home, ideally located for West Finchley underground (Northern line) station, the Outstanding Ofsted Rated Moss Hall Primary School and within easy access to local amenities. The ground floor comprises of two reception rooms, eat-in kitchen, downstairs wc and large rear garden. To the first floor there are three bedrooms and a bathroom. Also, the property has been extended into the second floor to create a wonderful primary bedroom with en suite. Further benefits include rear access via a service road, off street parking, further potential for expansion (stpp) and being offered on a chain free basis. An internal viewing is highly recommended!

COUNCIL TAX:

Band F

AT A GLANCE

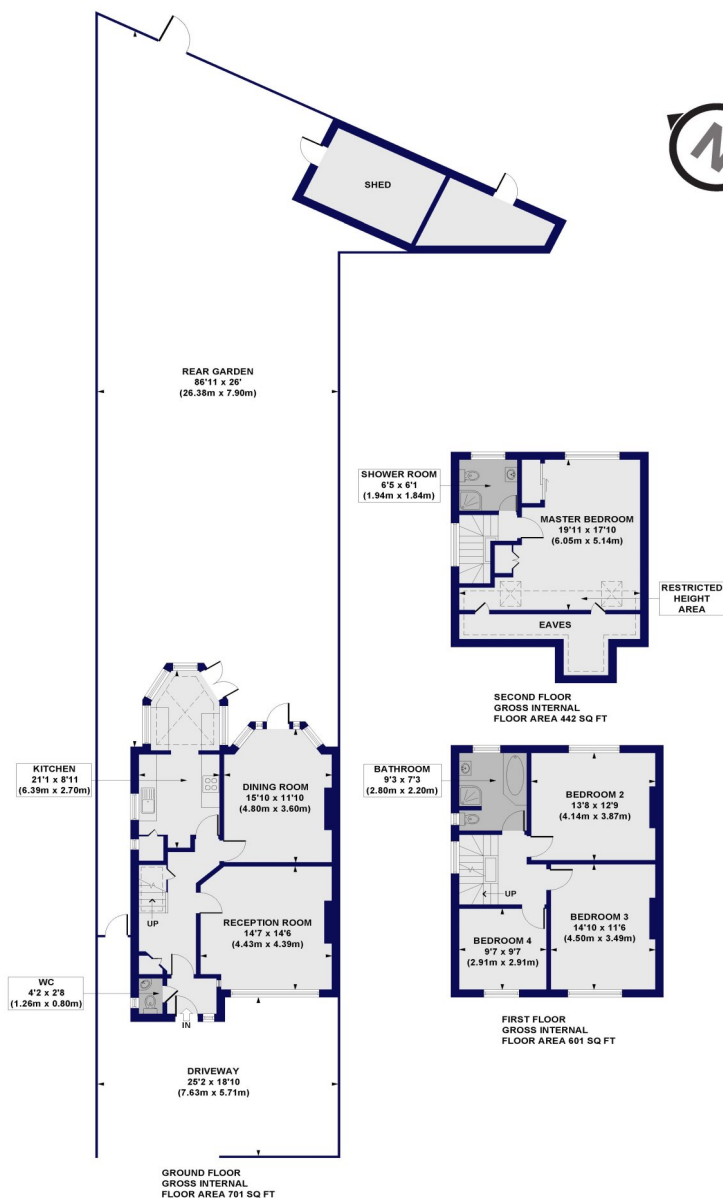
- Semi-Detached family home
- Two reception rooms
- Eat-in Kitchen
- Four bedrooms
- Two bathrooms
- Large rear garden
- Off street parking
- Offered chain free





Fursby Avenue Road, N3

Approx. Gross Internal Floor Area 1743 sq. ft / 161.97 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1610 sq. ft / 149.53 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
54	71
England, Scotland & Wales	
EU Directive 2002/91/EC	