



FRIARY ROAD, LONDON, N12
£875,000 FREEHOLD

A FOUR BEDROOM FAMILY HOME WITH POTENTIAL FOR FURTHER EXPANSION SET IN A TRANQUIL LOCATION

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

We are pleased to offer this well presented family home, set in a popular turning close to Friary Park and adjacent to Ravenscroft tennis courts, local amenities, wonderful schools such as Compton & Wren Academy and transport links. The property comprises of two reception rooms, newly fitted kitchen and downstairs wc to the ground floor, three bedrooms and bathroom to the first floor and a further bedroom and en suite on the second floor. The property also has the added benefit of a spacious outbuilding to the rear of a private garden to accommodate a home office or gym and good size front garden. This family home has potential for further expansion with planning permission already being granted for a ground floor extension which would be a great opportunity for a growing family to create further living space.

Offered on a chain free basis.

AT A GLANCE

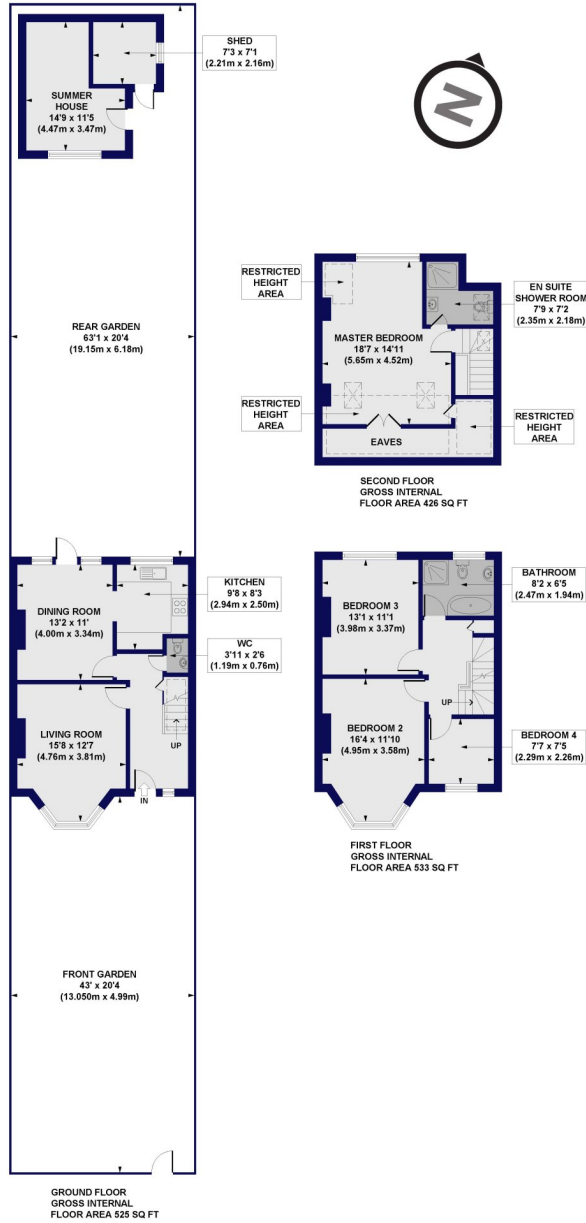
- Set in a quiet turning
- Easy access to Friary Park & Amenities
- Catchment for good schools
- Terraced family home
- Two reception rooms
- Four Bedrooms
- Two Bathrooms
- Planning permission granted for further expansion





Friary Road, N12

Approx. Gross Internal Floor Area 1677 sq. ft / 155.77 sq. m (Including Restricted Height Area, Eaves, Summer House & Shed)
 Approx. Gross Internal Floor Area 1328 sq. ft / 123.36 sq. m (Excluding Restricted Height Area, Eaves, Summer House & Shed)



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.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
 Council Tax Band: E

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	
England, Scotland & Wales	EU Directive 2002/91/EC

Winkworth

for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.