



**QUEENS AVENUE, BARNET, LONDON, N3**  
**£1,300,000 FREEHOLD**

**A SPACIOUS WELL-PRESENTED FOUR BEDROOM  
FAMILY HOME SET IN A PRIME N3 LOCATION**

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## DESCRIPTION:

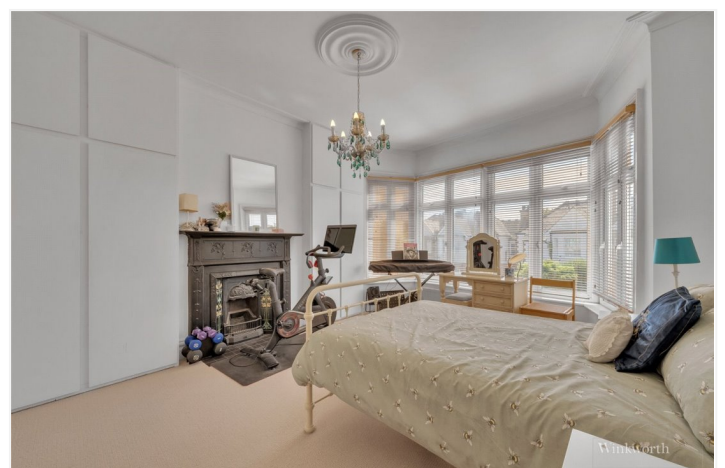
We are pleased to offer this four bedroom period style family home which is full of character throughout but has also been modernised and extended to a high standard. The property is ideally located for shopping facilities, transport links, Good Ofsted Rated schools and within walking distance to Victoria Park. The ground floor comprises of front reception room, extended kitchen/dining/living area, study room, downstairs wc and rear garden To the first floor there are three bedrooms and a family bathroom and the vendors have also extended into the loft to create a primary bedroom with en suite and additional study room. Further benefits include off street parking. An internal viewing is highly recommended!

## AT A GLANCE

- A prime N3 location
- Period style house
- Three reception rooms
- Four bedrooms
- Two bathrooms
- Rear garden
- Off street parking

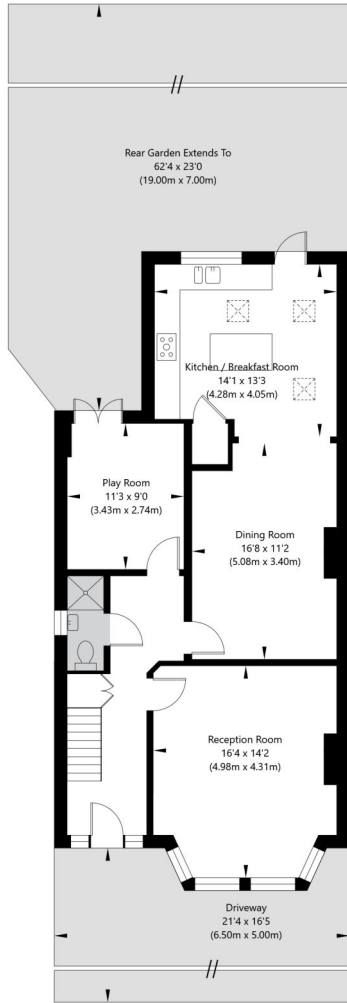
## COUNCIL TAX:

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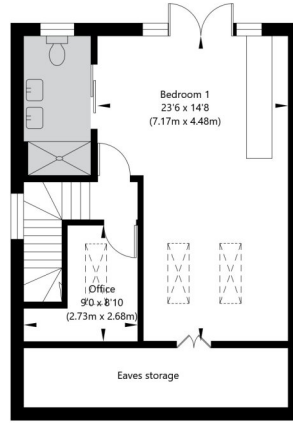




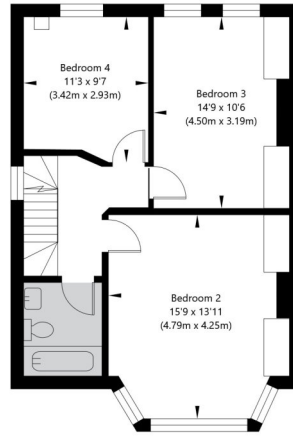
Queens Avenue, Finchley, London, N3 2NP



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 80.15 SQ M / 863 SQ FT



Loft  
GROSS INTERNAL FLOOR AREA  
APPROX. 44.55 SQ M / 480 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 55.7 SQ M / 600 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 180.4 SQ M / 1943 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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