

**KINGSWOOD PARK, LONDON, N3
£2,300,000 FREEHOLD**

A FIVE BEDROOM DOUBLE FRONTED DETACHED FAMILY HOME SET IN A QUIET CUL-DE-SAC SET IN THE MUCH SOUGHT-AFTER CHURCH END AREA OF FINCHLEY

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DESCRIPTION:

Set in a quiet cul-de-sac off Hendon Avenue, we are pleased to offer this well-presented and extended double fronted detached family home, ideally located for local amenities, transport links and Good Ofsted Rated schools, as well as recreational parkland, such as Dollis Valley Greenwalk and Stephens House & Gardens. The ground floor comprises of a spacious entrance hallway, through-lounge, front reception room, fully fitted kitchen, utility room, downstairs wc and rear garden. To the first floor there are five double bedrooms (with an en suite to primary bedroom) and family bathroom. Further benefits include an integral garage, external storage area, side access, ample off street parking and potential to extend further (stpp).

COUNCIL TAX:

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AT A GLANCE

- Desirable Church End location
- Double Fronted Detached family home
- Through-lounge
- Additional Reception Room
- Fully fitted kitchen
- Five bedrooms
- Off street parking
- Garage
- Potential to extend further (stpp)

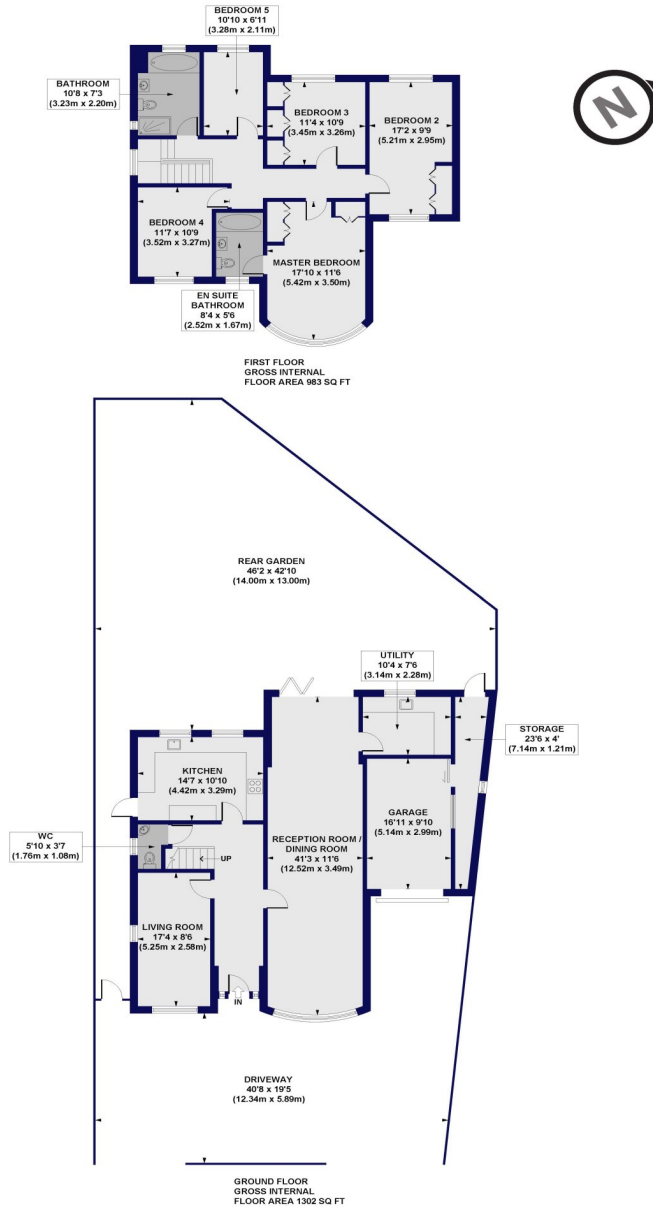




Kingswood Road, N3

Approx. Gross Internal Floor Area 2285 sq. ft / 212.34 sq. m (Including Garage & Storage)

Approx. Gross Internal Floor Area 2027 sq. ft / 188.34 sq. m (Excluding Garage & Storage)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	