

**FOR SALE**  
(CHAIN FREE)

**3 BEDROOM END OF TERRACE HOUSE**



## **WOODHOUSE ROAD, NORTH FINCHLEY, N12**

*Selling on behalf of Executors – CHAIN FREE*

Situated on an elevated position overlooking the junction of Woodhouse Road and Summers Lane, this 3 bedroom, end of terrace property is offered to the market CHAIN FREE. Double glazed and centrally heated, but in need of some modernisation – it offers good scope for a buyer to create a family home finished to their own desired specification.

The property is conveniently situated for shopping facilities in the nearby local parade, and the main retail area at North Finchley & the large Tesco in Colney Hatch Lane are both within three quarters of a mile.

It is also situated between West Finchley underground station and New Southgate mainline station, as well as being within easy reach of the North Circular Road.

The property is within easy reach of *Wren Academy, The Compton School, Friern Barnet School, Dwight International School and Woodhouse College.*

**Guide Price £555,000 – FREEHOLD**

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.

1320 High Road, Whetstone, London N20 9HP - [www.maudertaylor.co.uk](http://www.maudertaylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR

Double glazed entrance door opening to;

**Hallway** with radiator, dado rail, picture rail, under stair storage cupboard (housing gas & electricity meters and fuse board), stairs rising to first floor, doors to both front and rear receptions, and opening through to;

**Kitchen 9'3 x 7' maximum dimensions (2.82m x 2.13m)**

Wall and base units, stainless steel sink and drainer, gas cooker point, wall mounted boiler, space and plumbing for washing machine, space for under unit fridge. Double glazed door and window to rear.

**Front Reception 14'6 x 12'9 into chimney recess (4.42m x 3.89m)**

Gas fireplace (not tested), set on stone hearth with brick surround. Picture rail, decorative coving, radiator, double glazed window to front.

**Rear Reception 12'9 into chimney recess x 11'6 (3.89m x 3.51m)**

Picture rail, display unit (set in fireplace), radiator, double glazed door and windows to rear garden.

## FIRST FLOOR

Landing with access to loft, picture rail, dado rail, doors opening to;

**Bedroom 1 12'6 into bay x 11'6 into wardrobe (3.81m x 3.51m)**

Picture rail, radiator, fitted wardrobe cupboards with high level storage and dressing table, radiator, double glazed bay window to front.

**Bedroom 2 11'6 x 11'6 into chimney recess (3.51m x 3.51m)**

Fitted wardrobe, cupboard with sliding doors and high level storage, picture rail, radiator, double glazed window overlooking rear garden.

**Bedroom 3 9' into bay x 7'3 (2.74m x 2.21m)**

Picture rail, radiator, double glazed bay window to front.

## Bathroom

Bath with mixer tap and hand held shower spray (requires panelling), pedestal wash hand basin, low flush WC, radiator, tiling to one wall (requires grouting), obscure glass double glazed windows to rear.

**Rear Garden – 85' (25.91m)**

Mature trees and shrubs, greenhouse (overgrown), shed, plus workshop 12' x 5'9 (3.66m x 1.75m). Side gate access to front garden.

**NB: If required, spare tiles to complete work in the kitchen and bathroom will be left at no cost to a buyer**

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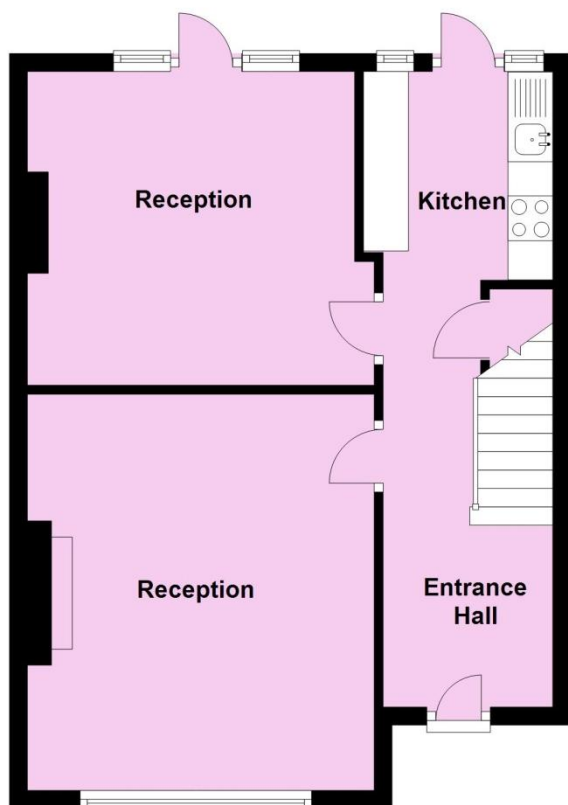
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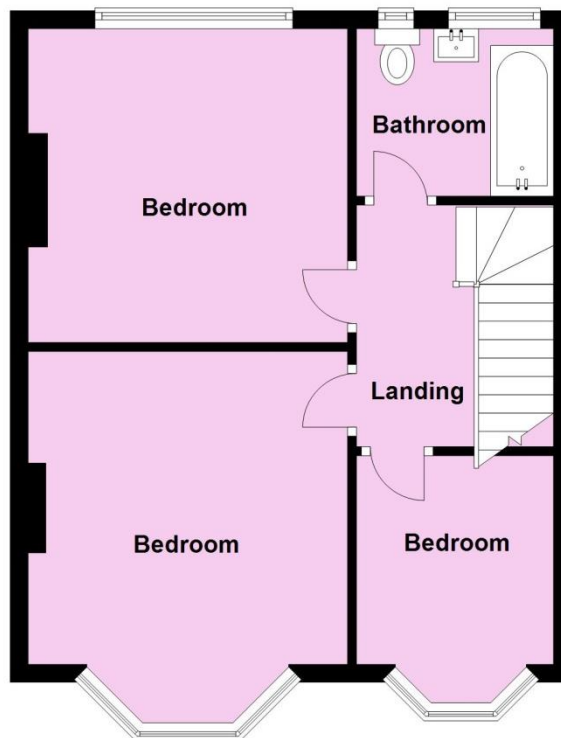
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## FLOOR PLAN – WOODHOUSE ROAD, NORTH FINCHLEY, N12

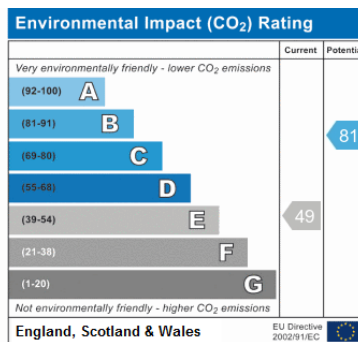
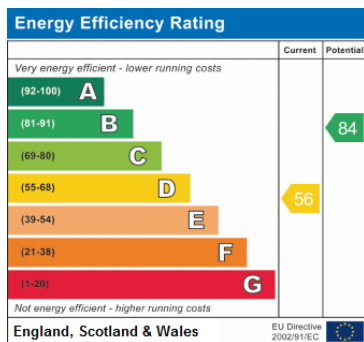
Ground Floor



First Floor



Note: Floor plan is for identification purposes only – not to scale. Plan produced using PlanUp



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