



ORCHARD AVENUE, FINCHLEY, LONDON, N3  
£1,160,000 FREEHOLD

## A SPACIOUS SEMI-DETACHED HOME SET IN A PRIME N3 LOCATION

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

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## DESCRIPTION:

Set in a prime N3 location, within easy access to local amenities, recreational parkland such as Stephens House Gardens and Outstanding Ofsted Rated schools, such as Akiva, we are pleased to market this family home. The property offers over 2500 sq. ft over three floors comprising of three / four reception rooms, four / five bedrooms, two bathrooms and two additional wc. Further benefits include a large rear garden, roof terrace to the first floor and off street parking. The property is in need of some updating but allows a wonderful opportunity for a new owner to create a long term family home in a superb residential turning.

An internal viewing is highly recommended.

## AT A GLANCE

- Set in a prime N3 location
- Offering over 2500 sq.ft of living space
- Extended semi-detached family home
- Set over three floors
- Private Rear Garden
- Off street parking





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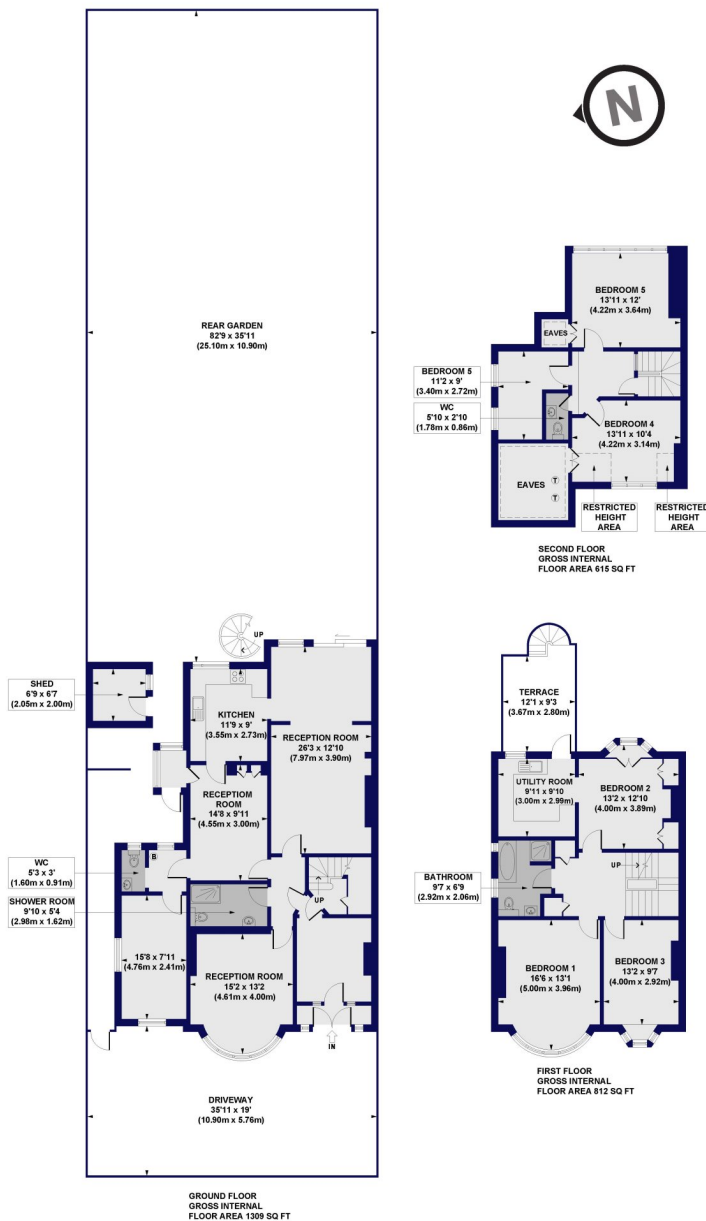
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# Orchard Avenue, N3

Approx. Gross Internal Floor Area 2736 sq. ft / 254.14 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 2597 sq. ft / 241.29 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.

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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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	80
(39-54) <b>E</b>	60
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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