



Established 1981

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**Nethercourt Avenue  
West Finchley N3 1PT  
£765,000 Freehold**

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# Nethercourt Avenue , West Finchley

**\*\*NEW INSTRUCTION\*\*** A WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE close to West Finchley Northern Line tube station, local shops and school catchment area. PRICED TO SELL. Phone SOLE AGENT REAL ESTATES on 020 8445 6387 for an appointment to view.

**ENTRANCE HALL**

**GUEST CLOAKROOM**

**RECEPTION 14'3 x 11'10 (4.34m x 3.61m)**

**RECEPTION 15'9 x 10'11 max (4.80m x 3.33m max)**

**KITCHEN 12'4 x 8' max (3.76m x 2.44m max)**

**CONSERVATORY 16'3 x 8'1 (4.95m x 2.46m)**

**1ST FLOOR:**

**BEDROOM 15'9 x 11' (4.80m x 3.35m)**

**BEDROOM 14'5 x 11'8 (4.39m x 3.56m)**

**BEDROOM 9' x 6'4 (2.74m x 1.93m)**

**BATHROOM 10' x 6'11 (3.05m x 2.11m)**

**EXTERIOR:**

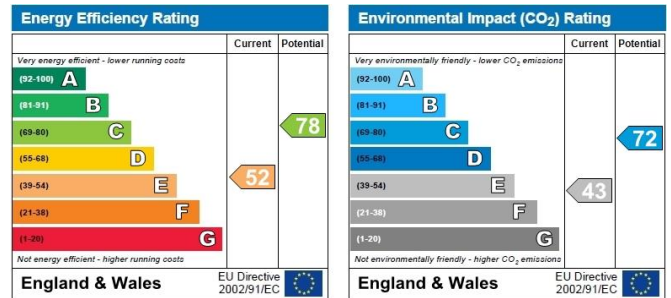
**REAR GARDEN 33'10 x 20'10 max (10.31m x 6.35m max)**

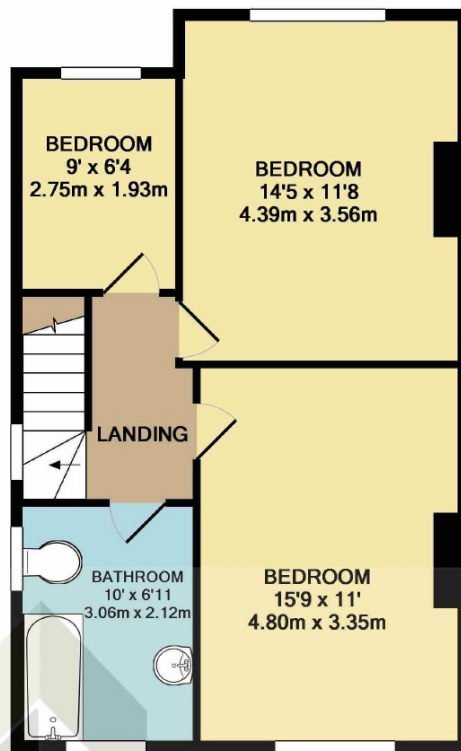
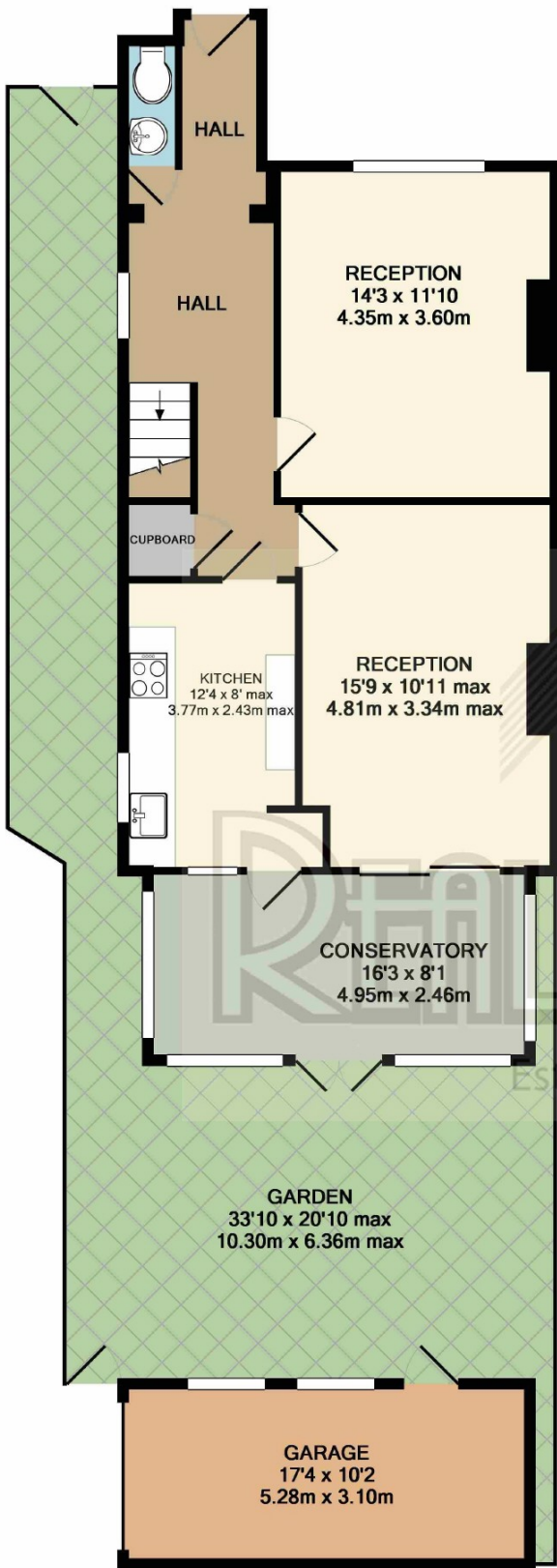
**GARAGE 17'4 x 10'2 (5.28m x 3.10m)**

## Viewing:

By prior appointment with the vendors agent Real Estates Tel: 020 8445 6387

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1ST FLOOR

(EXCLUDES GARAGE)  
TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 SQ.M.)  
GIA measurements are approximate. Not to scale. Illustrative purposes only

GROUND FLOOR

