



West Avenue, West Finchley, N31AX  
£875,000



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Offered CHAIN FREE An extended 4 bedroom semi-detached family home conveniently located just a short walk to West Finchley Northern Line tube station, local shops and Moss Hall Primary School.

The accommodation comprises large open plan living/dining/kitchen with access to the rear garden measuring approx 69 ft, guest cloakroom, 3 bedrooms and a family bathroom to the 1st floor and a further bedroom with en suite shower room to the 2nd floor.

Externally, there is a garage and off street parking.



Approx. Gross Internal Floor Area 1581 sq. ft / 146.92 sq. m  
(Excluding Out Building)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	
	82		78
	66		58

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