

est 1979

 **Jeremy
Leaf & Co.**



Hilton Avenue, London

£875,000

- Four Bedrooms
- Two Bathrooms
- Opposite Wren Academy
- Cul-de-sac location
- Kitchen/diner
- Double Reception
- Semi-detached house
- Driveway for Two Cars
- Mature garden
- Close to shops and transport

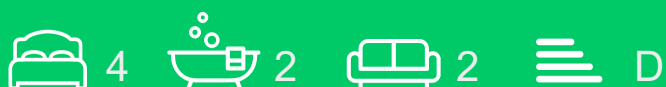
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020 8446 4295

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Hilton Avenue, London N12 9HB

This spacious and well-appointed four bedroom, two bathroom semi-detached family house is ideal for families seeking a welcoming home. The property also includes a double reception room, a generous kitchen/diner, mature garden and off-street parking.

Situated in a peaceful cul-de-sac opposite the sought-after Wren Academy and Woodhouse College, the property is within proximity to Tally Ho Corner's transport hub and North Finchley's High Street shops and amenities. Viewing is highly recommended.



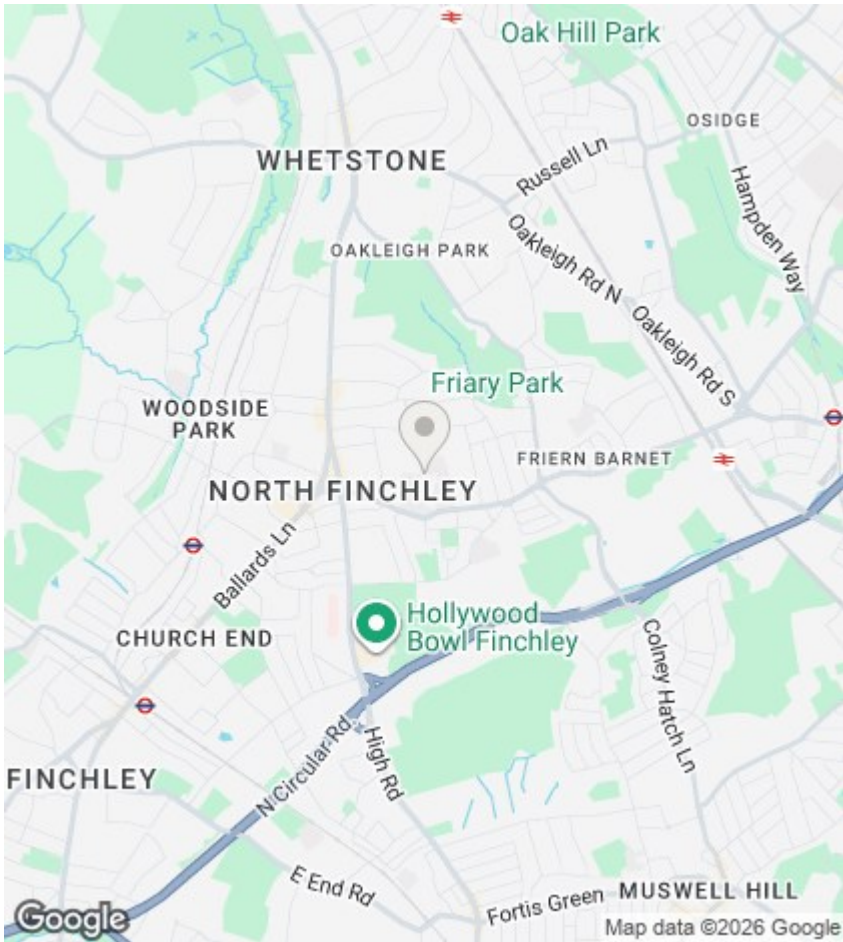
Council Tax Band: F











Directions

Viewings

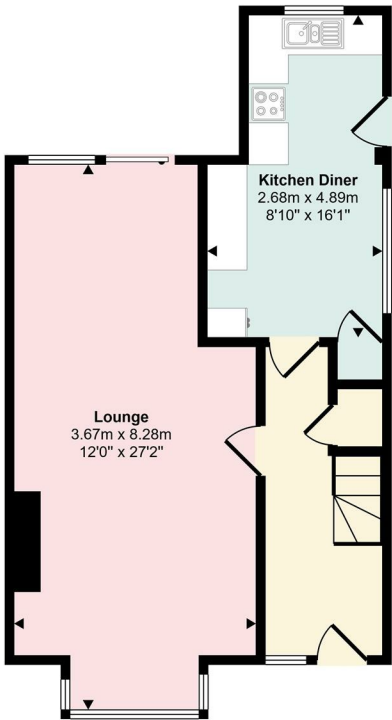
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

D

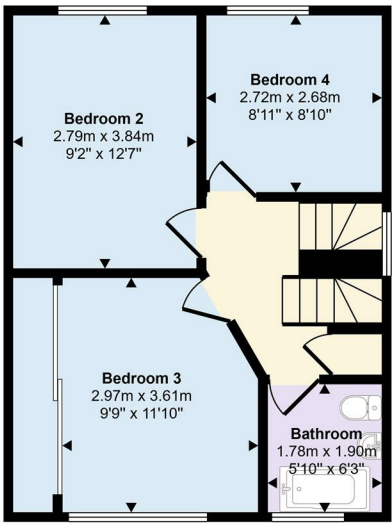
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

119 sq m / 1289 sq ft

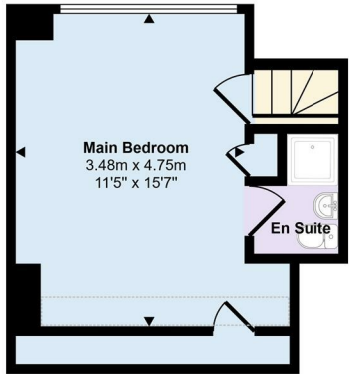


Ground Floor
Approx 48 sq m / 519 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 458 sq ft



Second Floor
Approx 24 sq m / 256 sq ft