

Hollyfield Avenue, N11

£725,000

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- Attractive, Edwardian, Three Bedroom, Terrace Property
- Period Charm Throughout, including Stained Glass, High Ceilings and Cornicing and Feature Fireplaces
- Three Good Sized Bedrooms, all with Built In Storage, Plus Shower and Basin to One Bedroom
- Outside the Low Maintenance Garden Enjoys a Westerly Orientation and Extends to 31ft
- Excellent Transport Links; Ease of Access to the A406 North Circular Road, Plus New Southgate National Rail (Moorgate) and Arnos Grove Underground (Piccadilly Line) within Easy Reach
- In Catchment of Sought After Schools including Summerside Primary Academy and Several Ofsted rated Outstanding Schools The Compton School, Wren Academy Finchley and Woodside College

For more images of this property please visit havilands.co.uk

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Havilands are pleased to offer for sale this attractive Edwardian, three bedroom, terraced property on Hollyfield Avenue, N11. Offering 1,316 sq ft of living space this property is brimming with period charm throughout, including stained glass, high ceilings and cornicing and feature fireplaces.

The property itself is comprised of elegant entrance way, dining room, reception room, separate kitchen and conservatory on the ground floor. Up on the first floor there three good sized bedrooms, all with built in storage, plus shower and basin to one of the bedrooms, plus family bathroom.

Outside the low maintenance garden enjoys a westerly orientation and extends to 31ft.

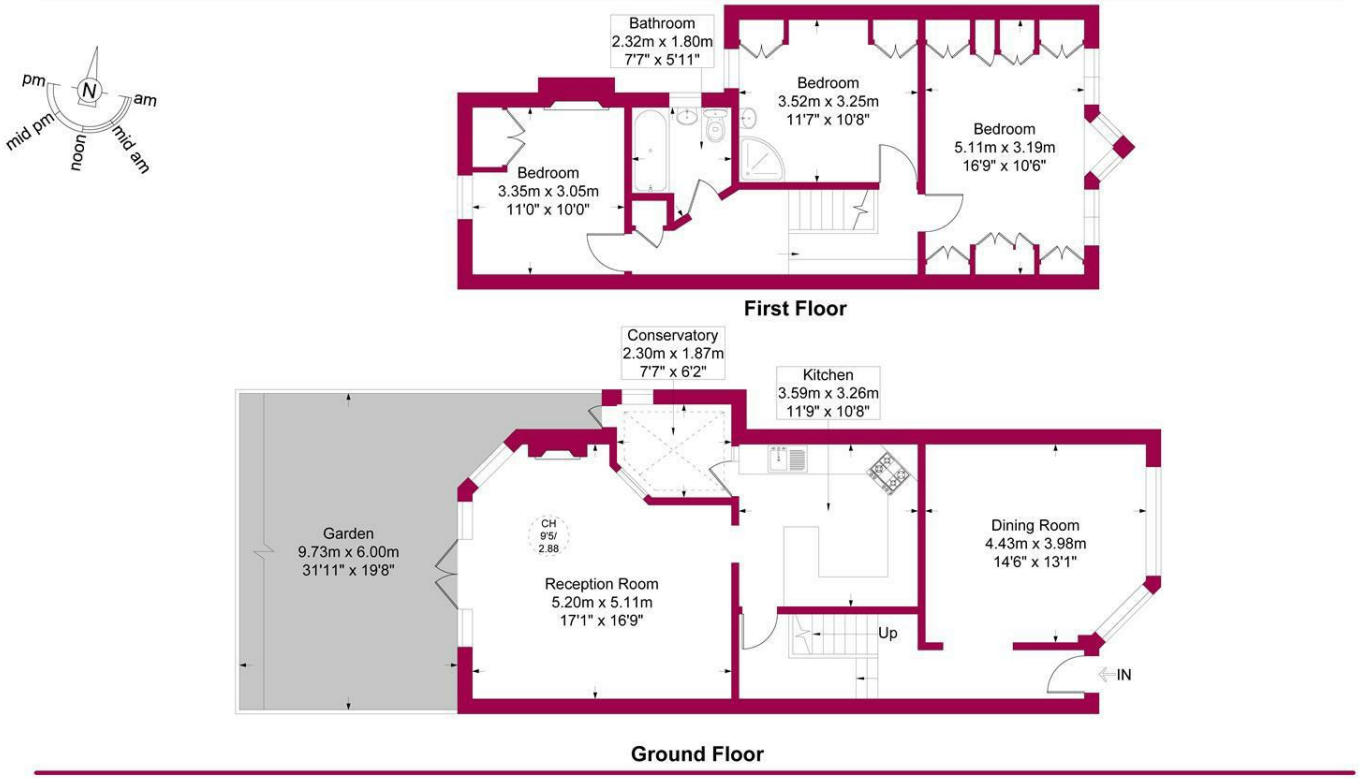
Ideally located a quiet turning, the property offers excellent transport links; close to Friern Barnet Road, Colney Hatch Lane and access to the A406 North Circular Road. Plus New Southgate National Rail (Moorgate) and Arnos Grove Underground (Piccadilly Line) and local bus routes all within easy reach. The property is also convenient for green spaces such as Coppetts Wood, local shops and sought after schools including Summerside Primary Academy and several Ofsted rated outstanding schools The Compton School, Wren Academy Finchley and Woodside College. Viewing highly recommended.

Tenure: Freehold
Local Authority: Barnet
Council Tax Band: E (2026/27 £2,606.51)

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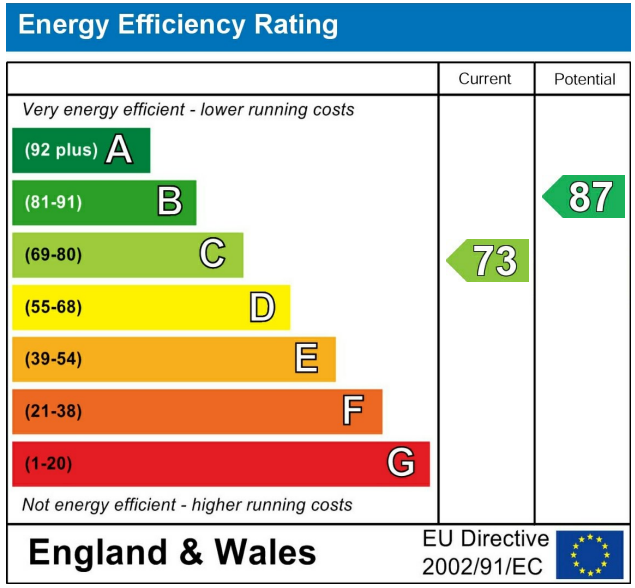
Hollyfield Avenue, N11 **Approximate Gross Internal Area** = 1316 sq ft / 122.2 sq m



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer



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