



Claremont Park, London, N3

£1,400,000 *Freehold*

4 2 2

Winkworth are delighted to offer for sale this, well presented, four bedroom, semi-detached house with off street parking, and garage to side, situated on a popular and sought after road off Hendon Avenue.

KEY FEATURES

- Four Bedrooms
- Through lounge
- Garage - used as a utility room
- Off street parking
- Double glazing
- Gas central heating



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020 8349 3388 | finchley@winkworth.co.uk

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The property benefits from having a through lounge adjacent to an open plan kitchen/diner with views of a well maintained and charming garden. The garden offers patio to rear, a well maintained lawn surrounded by mature shrubs and trees, and a secluded section to the very rear offering a peaceful getaway.

Further benefits include an ensuite bathroom to the master bedroom and converted loft conversion with further extensions possible subject to relevant planning permission and consents.

An internal viewing is highly recommended.



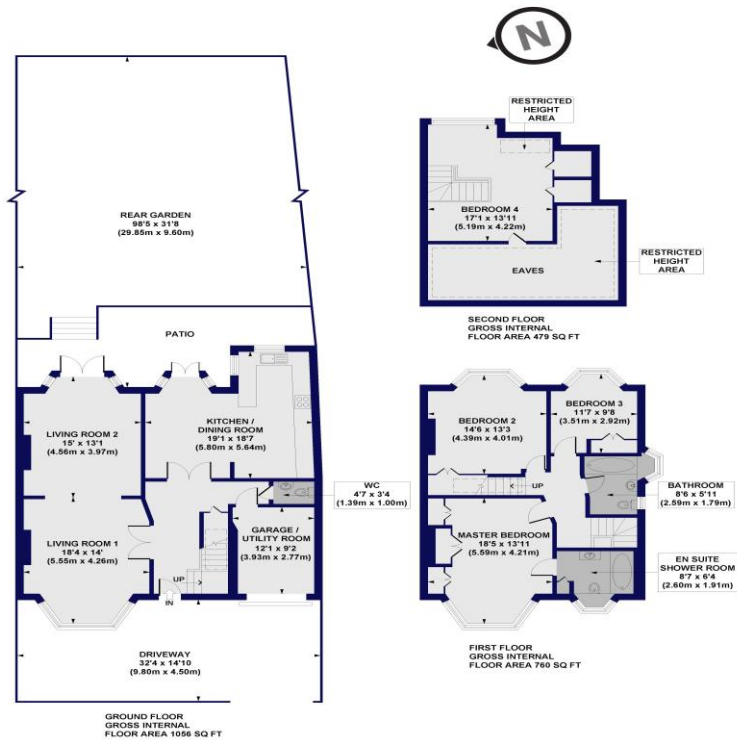


MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: C

Claremont Park, N3

Approx. Gross Internal Floor Area 2295 sq. ft / 213.18 sq. m (Including Restricted Height Area, Eaves & Garage)
Approx. Gross Internal Floor Area 1932 sq. ft / 179.53 sq. m (Excluding Restricted Height Area, Eaves & Garage)

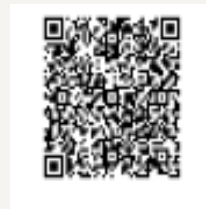


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260103>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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