

EAST END ROAD, LONDON, N3  
**£1,350,000 FREEHOLD**

**A SPACIOUS, AND WELL PRESENTED, FAMILY HOME - WITH PLANNING PERMISSION GRANTED TO EXPAND FURTHER**

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## DESCRIPTION:

We are pleased to offer this, well presented and spacious, semi detached, family home - with planning permission granted to expand further (further details available upon request). The property is ideally located, and within walking distance of local amenities, Finchley Central underground station, and good Ofsted rated schools, such as Akiva, and St Theresa's Primary Schools. Very close to Stephens House & Gardens, Finchley Cricket Club and Pure Gym, for recreational pursuits. This lovely family home is comprised of a spacious hallway entrance, through lounge, tv room, eat in kitchen and downstairs cloakroom to complete the ground floor. To the first floor, the property consists of four bedrooms, modern fitted bathroom and utility cupboard. The second floor comprises a lovely bedroom, with a walk in wardrobe, an en suite bathroom, and an additional study room. Further benefits include off street parking, and a south facing rear garden.

## AT A GLANCE

- Semi detached
- Through lounge
- Eat in kitchen
- Five bedrooms
- Study room
- South facing garden
- Planning permission granted for further expansion
- Chain free



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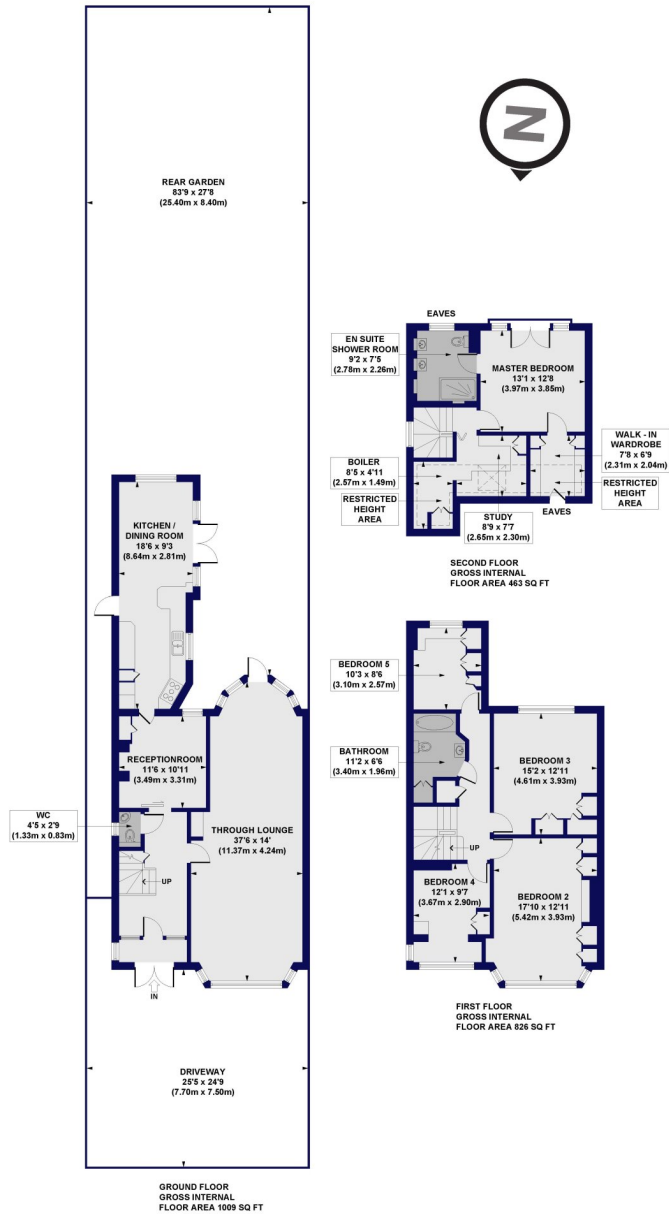






# East End Road, N3

Approx. Gross Internal Floor Area 2299 sq. ft / 213.54 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 2195 sq. ft / 203.91 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	82 B
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** G

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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