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BRENT WAY, FINCHLEY, LONDON, N3  
**£1,200,000 FREEHOLD**

**A WONDERFUL, FOUR BEDROOM, FAMILY HOME - SET ON A QUIET RESIDENTIAL TURNING, WITH PLANNING PERMISSION.**

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## DESCRIPTION:

### PLANNING PERMISSION GRANTED!

A fantastic opportunity to acquire this extended family home, with potential to extend further, and planning permission already in place to do so.

This well presented house is ideally located for local schools, and transport links, such as West Finchley underground, North Finchley & Finchley Central High Road amenities, and lovely greenbelt walks along Dollis Brook. The property is comprised of a spacious hallway entrance, open plan living room, with a large through lounge leading into a fully fitted kitchen, separate utility area and direct access to the garden. To the first floor the property consists of three bedrooms and a modern family bathroom. In addition, the property has been extended into the loft, to create a wonderful primary bedroom with en suite. The current owner has acquired planning permission to expand the property further, (details are available, including the option of constructing a large outbuilding to accommodate a working from home life style, or gym area).

Offered on a chain free basis an internal viewing is highly recommended.

## AT A GLANCE

- Set on a quiet residential turning
- Semi detached family home
- Open plan living
- Four bedrooms
- Two bathrooms
- Planning permission in place
- Off street parking
- Chain free





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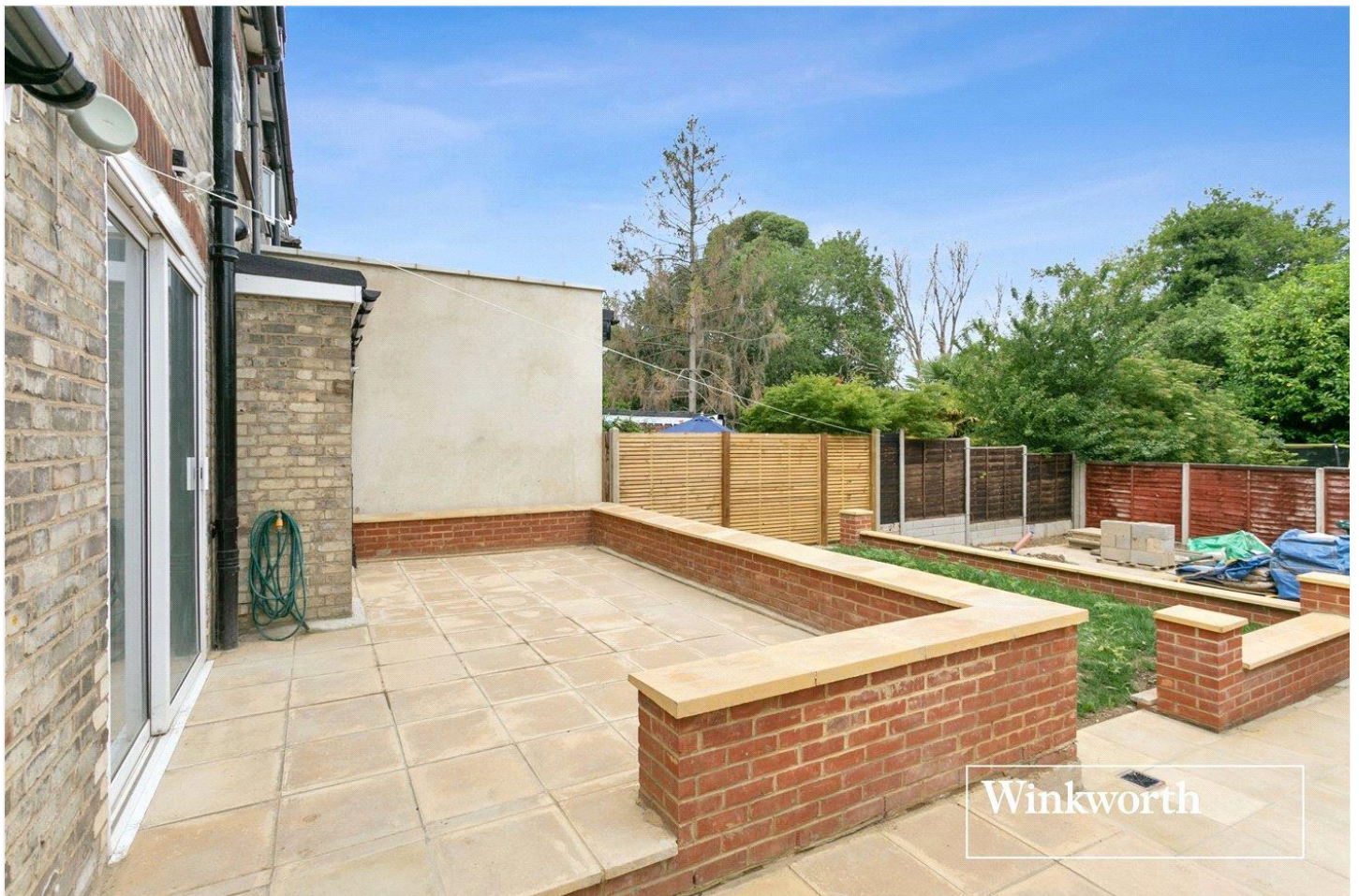
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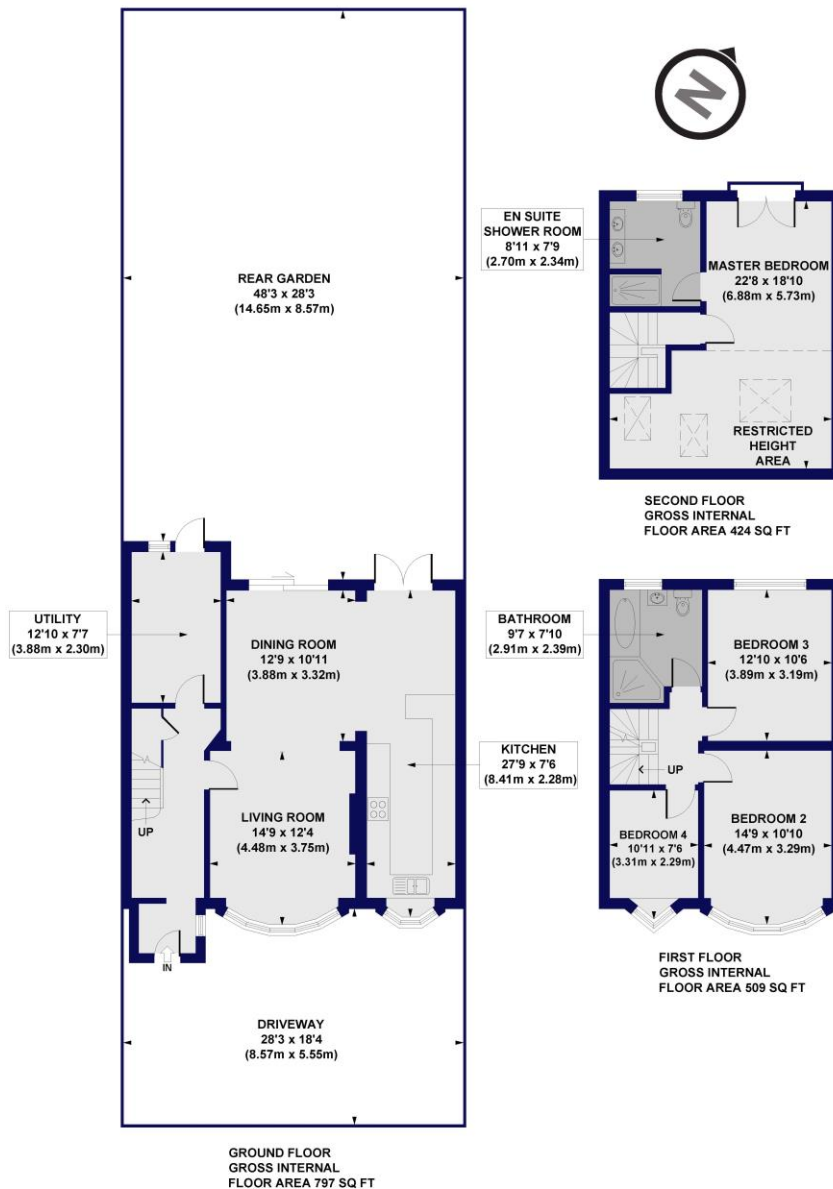


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## Brent Way, N3

Approx. Gross Internal Floor Area 1716 sq. ft / 159.43 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1542 sq. ft / 143.24 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	83 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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