



## Claimar Gardens, London, N3

£1,420,000 *Freehold*

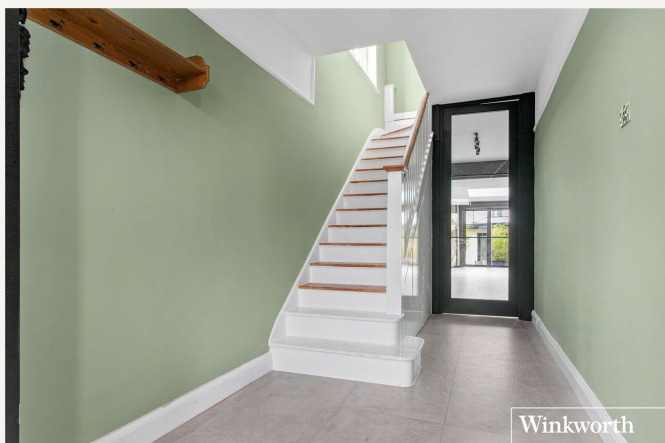
### LOOKING FOR THE WOW FACTOR?!

We are pleased to offer this beautifully presented and extended family home, set in a quiet residential turning, and ideally located for Victoria Park, Good Ofsted Rated schools, local amenities and transport links on Ballards Lane.

4  3  3 

### KEY FEATURES

- Semi Detached family home
- Double fronted
- Refurbished throughout
- Extended
- Open plan living
- 4-5 bedrooms
- Multiple bathrooms
- Outbuilding / Studio
- Parking via security gates
- Chain free



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The ground floor comprises of a spacious hallway, front reception room, open plan living, dining and modern fitted kitchen, study room, separate utility area and shower room. The first floor consists of three bedroom and a modern fitted family bathroom. The property has also been extended to the second floor to create a further bedroom and bathroom. Further benefits include a private rear garden, wonderful outbuilding, which is perfect to accommodate the working from home life style, gym or games room, and off-street parking via security gates. This property has truly been extended and refurbished to create a wonderful family home.

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



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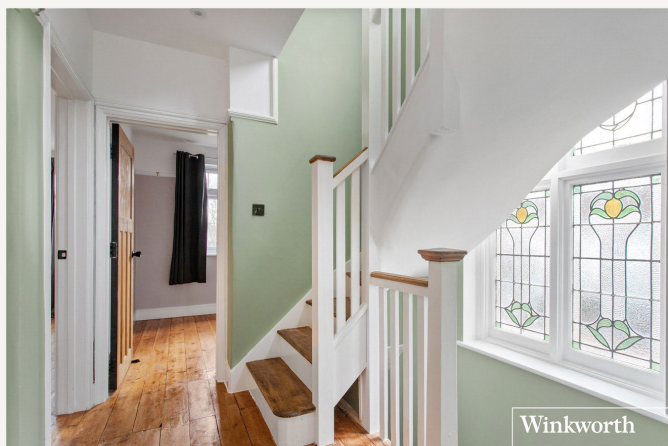


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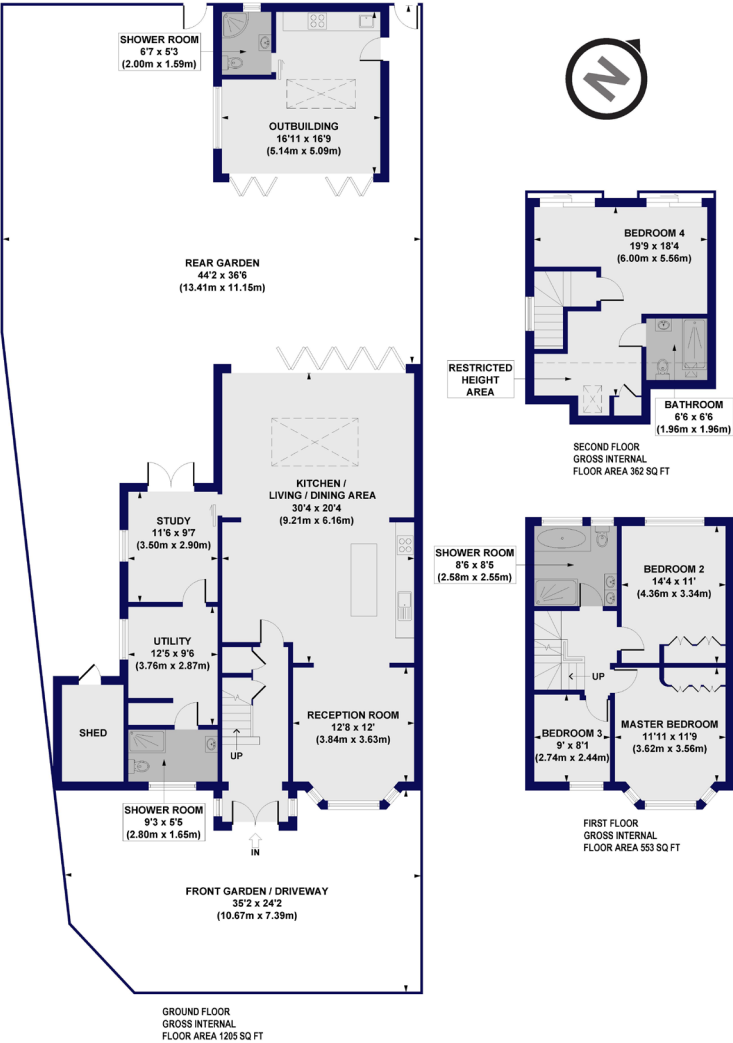


## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC rating:** C

# Claigmar Gardens, N3

Approx. Gross Internal Floor Area 2402 sq. ft / 223.18 sq. m (Including Restricted Height Area & Outbuilding)  
Approx. Gross Internal Floor Area 2055 sq. ft / 190.97 sq. m (Excluding Restricted Height Area & Outbuilding)



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
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/FIN250368>

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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