

GRASS PARK, LONDON, N3
£2,995,000 FREEHOLD

**A SPACIOUS AND BEAUTIFULLY PRESENTED
 DETACHED FAMILY HOME, SET ON A PRIME
 RESIDENTIAL N3 TURNING**

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DESCRIPTION:

Set in one of Finchley's prestigious turnings off Dollis Avenue, we are pleased to offer this exceptional detached family home. The property offers plenty living space throughout, with further potential for expansion (STPP). The ground floor comprises of front reception room, a through lounge circa 35 ft long, a large kitchen / breakfast area with access to a separate utility room and downstairs WC. The first floor consists of four large double bedrooms, (two en suites), and a modern fitted family bathroom. The top floor has an additional two large bedrooms, both with en suites and plenty of storage throughout. Further benefits include a large rear garden of circa 80ft long with a patio area and an outbuilding to the rear of the garden, currently being occupied as a gym but could also be a home office. To the front, you have off street parking for several cars. This is truly a wonderful family home and an internal viewing is highly recommended.

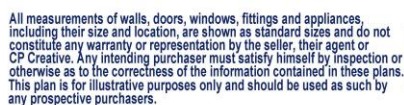
AT A GLANCE

- Set in a prime quiet residential turning
- Detached family home
- Three/Four reception rooms
- Modern fitted kitchen
- Six bedrooms
- Four en suites & family bathroom
- Private rear garden with a spacious outbuilding





Approx. Gross Internal Floor Area 3949 sq. ft / 366.91 sq. m (Including Restricted Height Area, Eaves & Gym)
Approx. Gross Internal Floor Area 2943 sq. ft / 273.44 sq. m (Excluding Restricted Height Area, Eaves & Gym)



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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	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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