



CLAREMONT PARK, FINCHLEY, LONDON, N3  
**£1,600,000 FREEHOLD**

**A SPACIOUS, FOUR BEDROOM, SEMI DETACHED FAMILY HOME - SET ON A QUIET RESIDENTIAL TURNING, WITH GREAT POTENTIAL TO EXTEND, STPP.**

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## DESCRIPTION:

We are pleased to offer this, well-presented, spacious, semi-detached family home with further potential to extend STPP. The house is set in the desirable Church End area of Finchley, just off Hendon Avenue, with easy access to Regents Park Road amenities, Finchley Central underground, good Ofsted rated primary schools, and various recreational parklands.

The property has lovely original features throughout, and the ground floor comprises of spacious entrance hallway, two reception rooms with the rear reception room and kitchen leading to a large conservatory, separate utility room, integral access to a double garage, and a downstairs cloakroom. The first floor consists of three bedrooms and a family bathroom. The property has also been extended to the second floor to create a further double bedroom and en suite bathroom. Further benefits include off street parking, front garden and a beautiful rear garden.

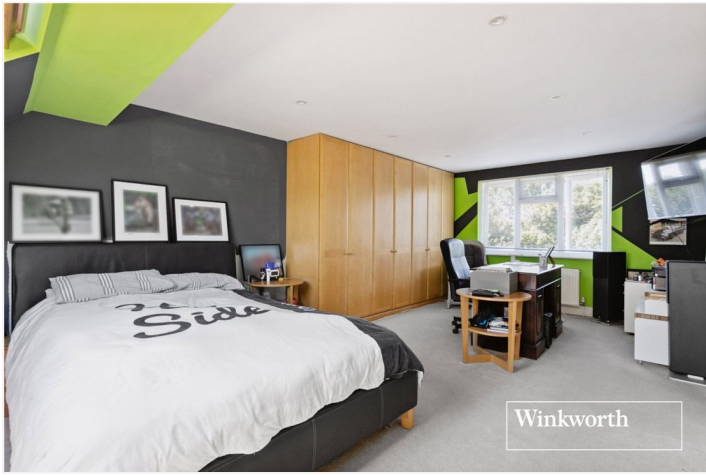
An internal viewing is highly recommended!

## AT A GLANCE

- Set on a quiet residential turning
- Semi detached family home
- Two /Three reception rooms
- Four bedrooms
- Private rear garden
- Off street parking / Double garage
- Potential to extend STPP







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# Claremont Park, N3

Approx. Gross Internal Floor Area 2231 sq. ft / 207.27 sq. m (Including Restricted Height Area, Garage & Eaves)  
Approx. Gross Internal Floor Area 1982 sq. ft / 184.16 sq. m (Excluding Restricted Height Area, Garage & Eaves)



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	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** F

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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