



Claremont Park, Finchley, London, N3

£1,490,000 *Freehold*

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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.

KEY FEATURES

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



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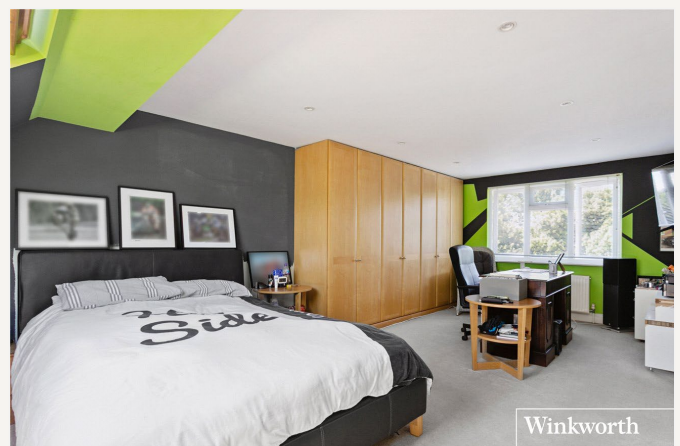
The property has lovely original features throughout, and the ground floor comprises of spacious entrance hallway, two reception rooms with the rear reception room and kitchen leading to a large conservatory, separate utility room, integral access to a double garage, and a downstairs cloakroom. The first 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!



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MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D

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 1832 sq. ft / 170.20 sq. m (Excluding Restricted Height Area, Garage & Eaves)

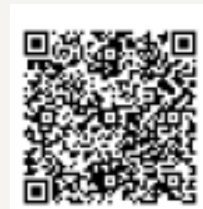


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN250038>

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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