



ETCHINGHAM PARK ROAD, LONDON, N3
OFFERS IN EXCESS OF £1,500,000 FREEHOLD

A CHARMING AND SPACIOUS 5 BEDROOM EDWARDIAN SEMI-DETACHED FAMILY HOME, WITH WONDERFUL VIEWS

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

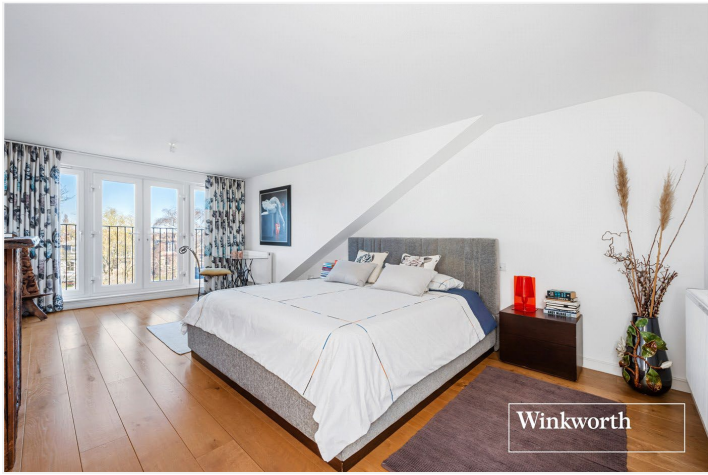
We are pleased to offer this charming semi-detached house, with original Edwardian period features, offering ample living space of almost 2500 sq ft. This beautiful character home is located in a prime residential street, directly opposite Victoria Park, and within close proximity to Ballards Lane amenities, transport links such as Finchley Central underground station (walking distance) and outstanding Ofsted rated schools. The ground floor comprises a spacious entrance hall, front reception room with bay window and feature fireplace, rear reception room opening into the kitchen / dining area, and a downstairs utility room/WC. To the first floor, the property has four double bedrooms (en-suite to the front bedroom) and family bathroom. The property has been extended to the loft, to create an architecturally designed master bedroom with en-suite, dressing area and custom made storage throughout. Further benefits include off street parking, a wonderful mature sunny rear garden with several fruit trees and a patio area. There is potential to expand further STPP.

An internal viewing is highly recommended.

AT A GLANCE

- 5 Bedrooms
- Period Features
- 3 Reception Rooms
- 3 Bathrooms
- Opposite Victoria Park
- Beautiful Sunny Mature Rear Garden
- Off Street Parking
- Close To Finchley Central Station and Amenities (walking Distance)

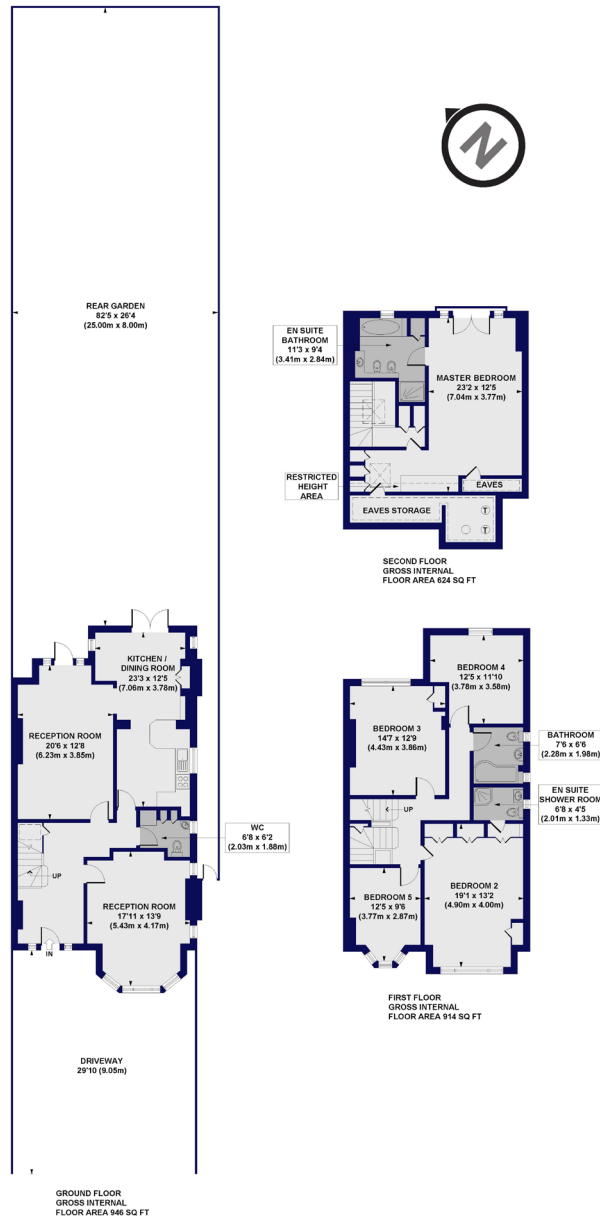




Etchingam Park Road, N3

Approx. Gross Internal Floor Area 2485 sq. ft / 230.84 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 2353 sq. ft / 218.64 sq. m (Excluding Restricted Height Area & 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.

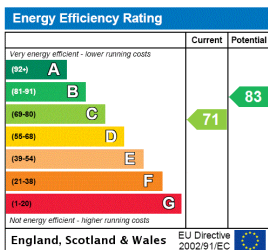
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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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