



**ETCHINGHAM PARK ROAD, FINCHLEY, LONDON, N3
£2,250,000 FREEHOLD**

**A SPACIOUS WELL-PRESENTED DOUBLE FRONTED
EDWARDIAN DETACHED HOUSE OOZING CHARACTER
AND PERIOD FEATURES THROUGHOUT**

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DESCRIPTION:

We are pleased to offer this charming double fronted detached house with period features throughout, offering ample living space with potential to expand further (stpp). This beautiful home is located in a prime residential turning with views overlooking Victoria Park and within close proximity to Ballards Lane amenities, transport links, such as Finchley Central & West Finchley underground stations and Outstanding Ofsted Rated Primary Schools. The ground floor comprises of a spacious entrance hallway, front reception room, study, dining room, kitchen/breakfast room and utility/wc. To the first floor there are four bedrooms with an en suite to the primary bedroom, a family bathroom and separate wc. Further, the loft has been created into two bedrooms and a bathroom. Externally there is a front garden with off street parking and approx. 100ft rear garden. This is truly a Must-See property! CALL US NOW TO NOT MISS OUT.

AT A GLANCE

- Double fronted Edwardian detached house
- Wonderful views overlooking Victoria Park
- Three reception rooms
- Eat-in kitchen
- Six bedrooms
- Front & rear gardens
- Off street parking
- Potential to extend further (stpp)

COUNCIL TAX: Band G



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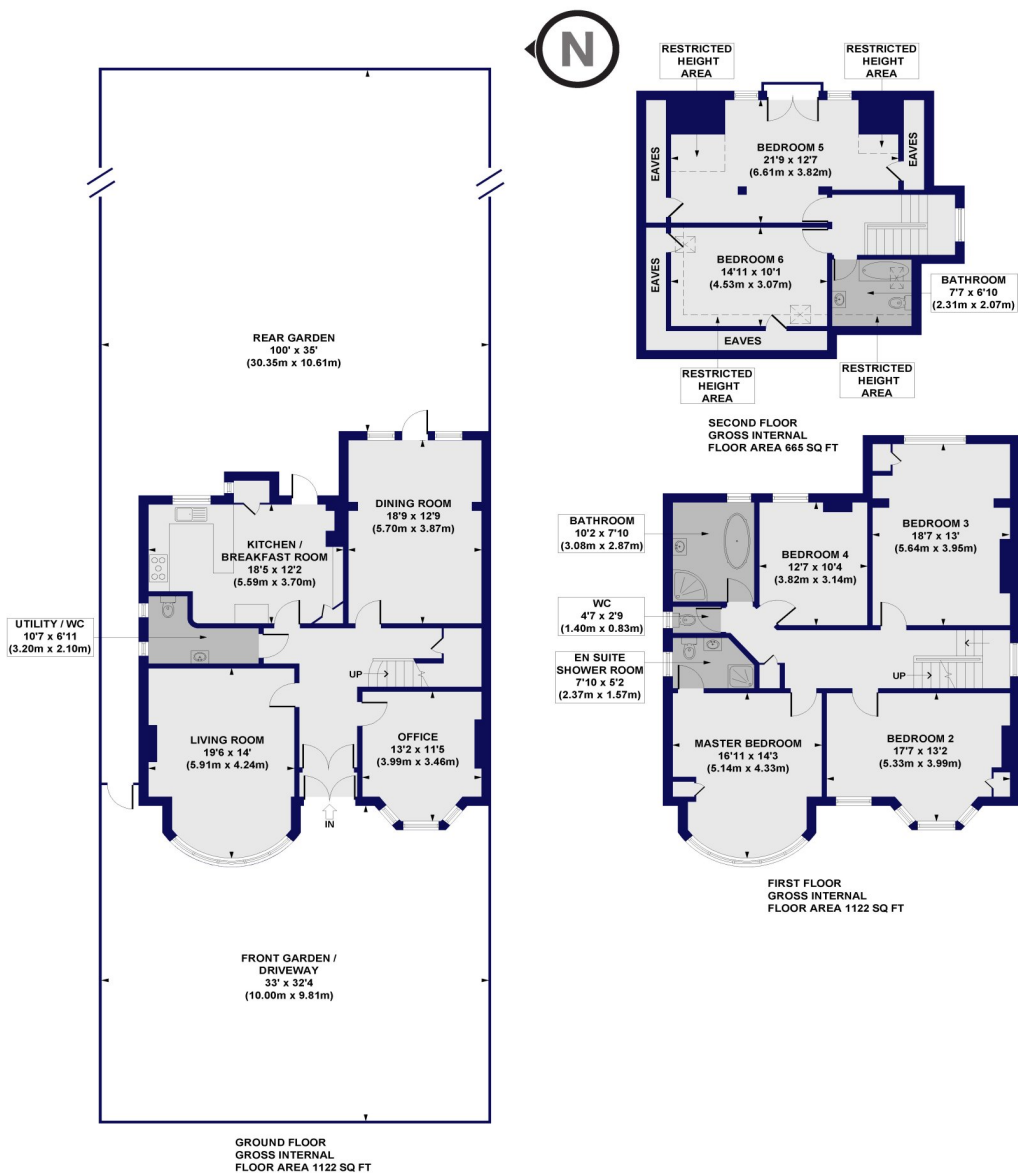


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Etchingham Park Road, N3

Approx. Gross Internal Floor Area 2908 sq. ft / 270.16 sq. m (Including 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.

