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INTERNATIONAL

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CHALTON DRIVE N2



SOLE AGENT.

£2,850,000.

ENTRANCE HALL: DINING ROOM: DRAWING ROOM: FAMILY ROOM:

BREAKFAST ROOM: KITCHEN: PRINCIPAL BEDROOM WITH EN SUITE:

3 FURTHER BEDROOMS: FAMILY BATHROOM: 2 GUEST WC'S: SOUTH

FACING REAR GARDEN: GARAGE: OFF-STREET PARKING: COUNCIL

TAX BAND H: EPC RATING E



On the market for the first time in over 60 years, is this charming, double-fronted detached 4-bedroom family home, set behind a generous carriage driveway on a very sought-after and quiet turning, with a large south facing rear garden.

The property currently offers spacious and versatile accommodation arranged over two floors. A substantial double-width rear extension creates a triple-length reception room, seamlessly leading into a family room and kitchen/breakfast area, providing an abundance of living and entertaining space, notably larger than the average.



While the house would now benefit from a comprehensive programme of modernisation, it presents an excellent opportunity to create a bespoke family residence. There is further potential to convert the garage into an additional reception room and the generous loft into at least two further bedrooms and a bathroom, subject to the usual consents.

Chalton Drive is located within walking distance of Norrice Lea Synagogue, Anne Mount school, the shops and cafes of The Market Place, as well as the open green spaces of the Heath Extension and Kenwood.



Chalton Drive N2

Gross internal area (approx.)
296 Sq m (3183 Sq ft) Including Loft
228 Sq m (2455 Sq ft) Excluding Loft

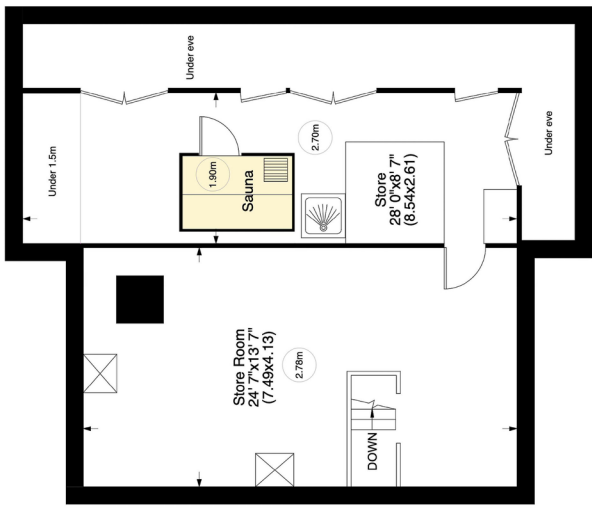


Site Area (approx.)
Acre 0.15 Hectares 0.059

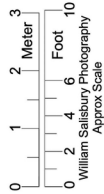
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Ground Floor - Approx 129 Sq m - 1393 Sq ft



Second Floor - Approx 68 Sq m - 728 Sq ft



First Floor - Approx 99 Sq m - 1062 Sq ft

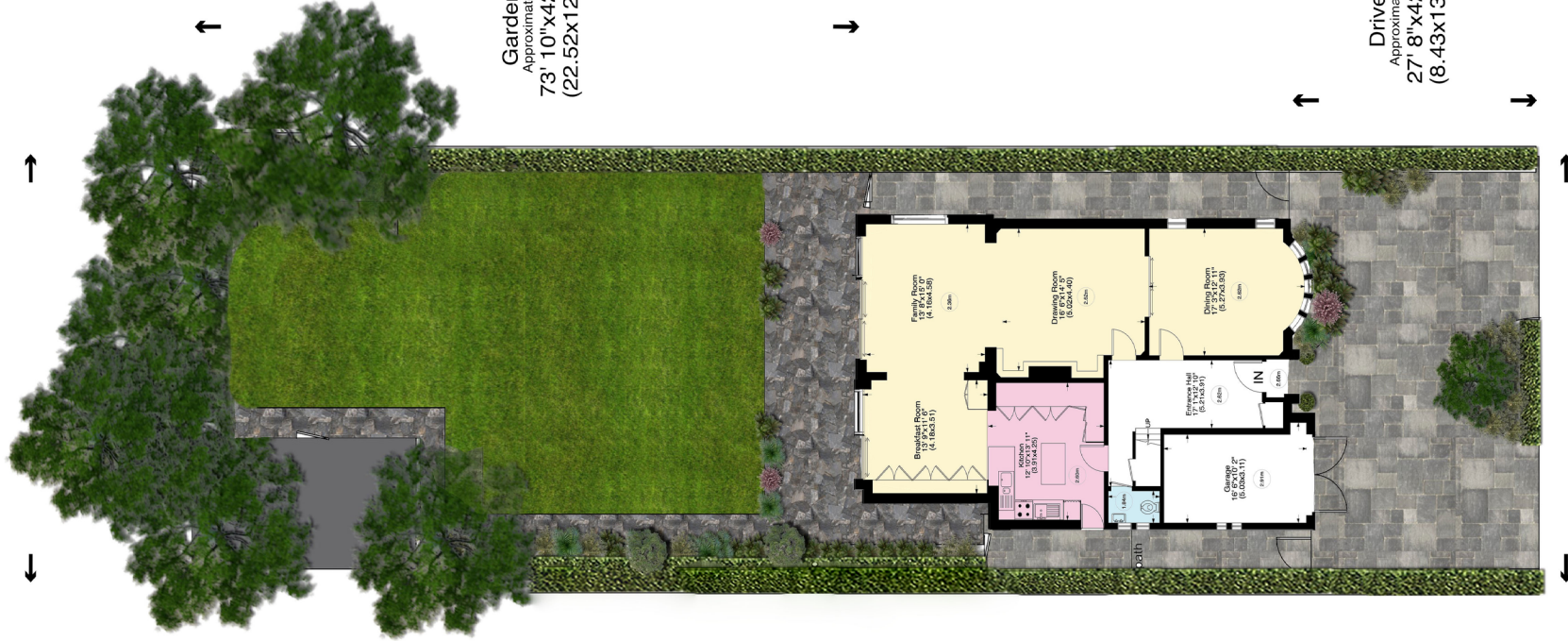
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All measurements areas are approximate only
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Chalton Drive N2

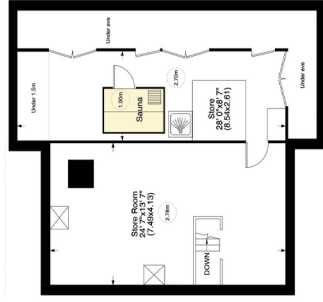
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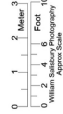
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Garden
Approximately
73' 10"x42' 7"
(22.52x12.98)



Second Floor - Approx 68 Sq m - 728 Sq ft



First Floor - Approx 99 Sq m - 1062 Sq ft

Drive
Approximately
27' 8"x42' 8"
(8.43x13.00)

Ground Floor - Approx 129 Sq m - 1393 Sq ft

www.WilliamSalisbury.Photography

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