



**Beechwood Avenue N3**  
 Approx. Gross Internal Floor Area 3048 sq ft / 283.2 sq m  
 (Including Pool House)  
 Approx. Gross Internal Floor Area 2076 sq ft / 192.9 sq m  
 (Excluding Pool House)  
 Ground Floor  
 Area: 1230 sq ft / 115.0 sq m  
 First Floor  
 Area: 826 sq ft / 77.9 sq m



All measurements are approximate and for display purposes only.



Tenure Freehold



2,076 ft<sup>2</sup>/ 193 m<sup>2</sup>



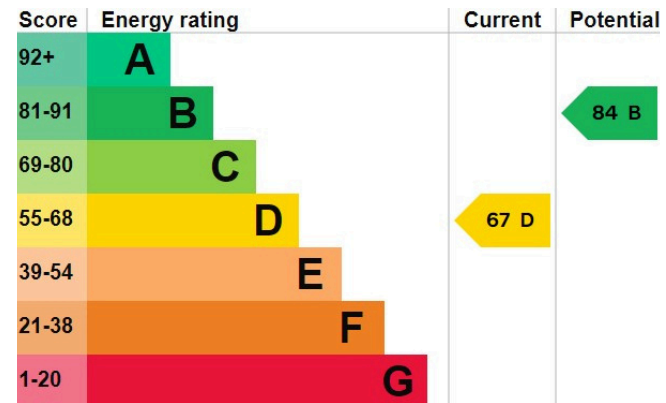
4 Bedrooms



3 Bathrooms



Drive



## Beechwood Avenue, Finchley, London, N3

£1,600,000

As the principal agent, we are delighted to present this fine detached house with significant expansion potential. This property extends to 2076 sq ft (192.9 sq m) over two floors and sits on a large plot with a south-facing 90' rear garden. It also boasts a large driveway for numerous vehicles.

On the ground floor, the entrance lobby leads to an open-plan double reception room, a guest cloakroom, a separate reception room, a bedroom with an ensuite and private side entrance, and a fitted kitchen with an adjoining breakfast room that opens to the garden.

The first floor offers three double bedrooms, one with an ensuite shower room, and a large, refitted bathroom. Outside, you'll find a south-facing garden with a covered swimming pool and an adjoining storage shed.

This property offers the opportunity to extend at the rear and convert the loft space (subject to planning consents) and is potentially available chain-free. Contact us today to arrange a viewing and explore the possibilities this property offers.

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