

SEMI-DETACHED FAMILY HOME FOR SALE



38 CHURCH CRESCENT, LONDON N20 0JP

To be sold on behalf of executors – probate granted.

A substantial semi-detached property situated in a sought-after residential turning. In need of modernisation - offering scope for a buyer to create a family home finished to their own personal taste.

The property is within a mile of the shopping & transport facilities of Whetstone, and just over a mile of both Totteridge & Whetstone underground station and Oakleigh Park main line railway station.

The property has 5 bedrooms at first floor level, as well as an additional loft room and bathroom on the second floor. The property benefits from its own drive way leading to an integral garage, and a mature 100ft rear garden with a bright South Westerly aspect.

Viewings – Strictly by appointment only

SUMMARY OF ACCOMMODATION

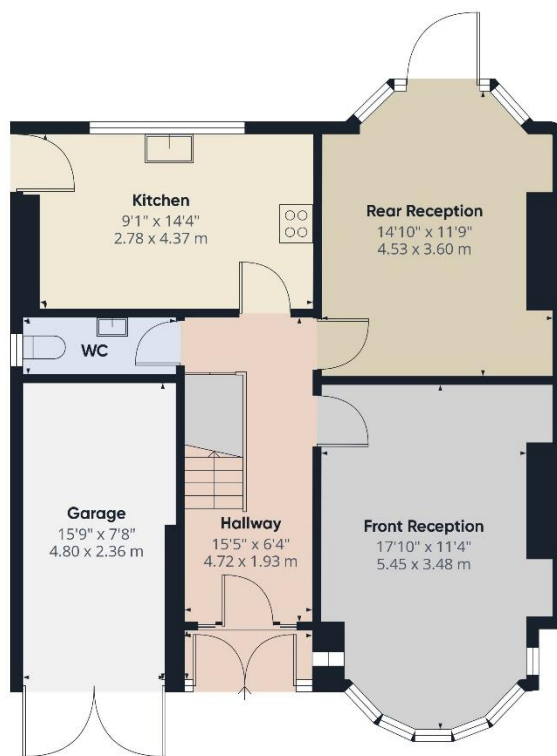
5 BEDROOMS • LOFT ROOM • 2 RECEPTION ROOMS • GUEST CLOAKROOM • KITCHEN
FAMILY BATHROOM/WC • FURTHER BATHROOM • 100' REAR GARDEN with South Westerly aspect
GARAGE plus own drive providing off-street parking • CENTRAL HEATING (Oil fired)

GUIDE PRICE £1,100,000 FREEHOLD

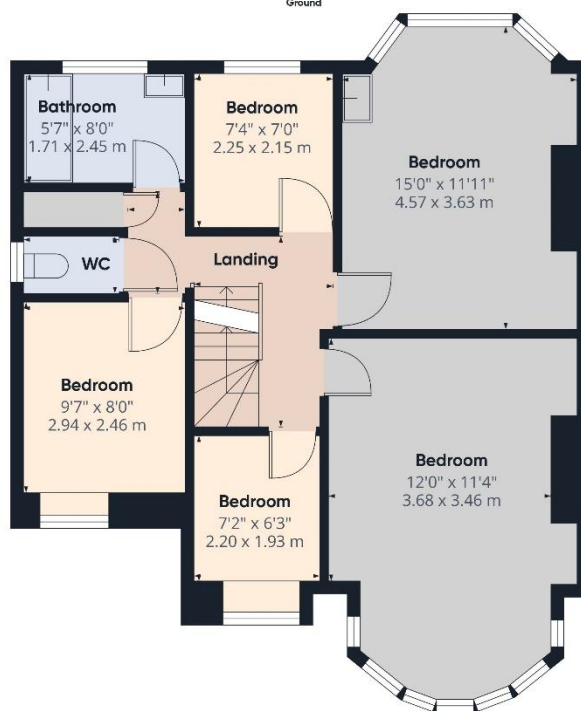


PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

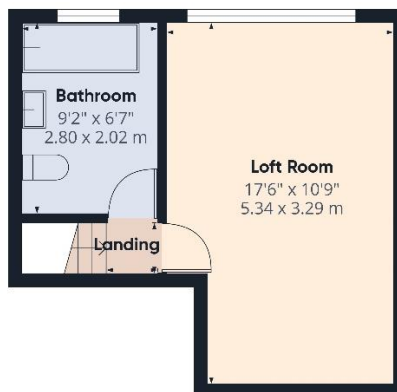
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Ground



Floor 1



Floor 2





Council Tax Band: G

EPC: Current: 12 G **Potential:** 37 F