

## Squires Lane, London – N3

### Freehold

**This spacious three-bedroom terraced home (approximately 1,216 sq ft) offers excellent potential for modernisation and extension (subject to planning permission).**

**The ground floor provides generous and versatile living space, featuring an impressive 29'8" double reception lounge at the front, a separate dining room measuring 14'11", and a conservatory that overlooks the garden, creating an excellent flow for living and entertaining.**

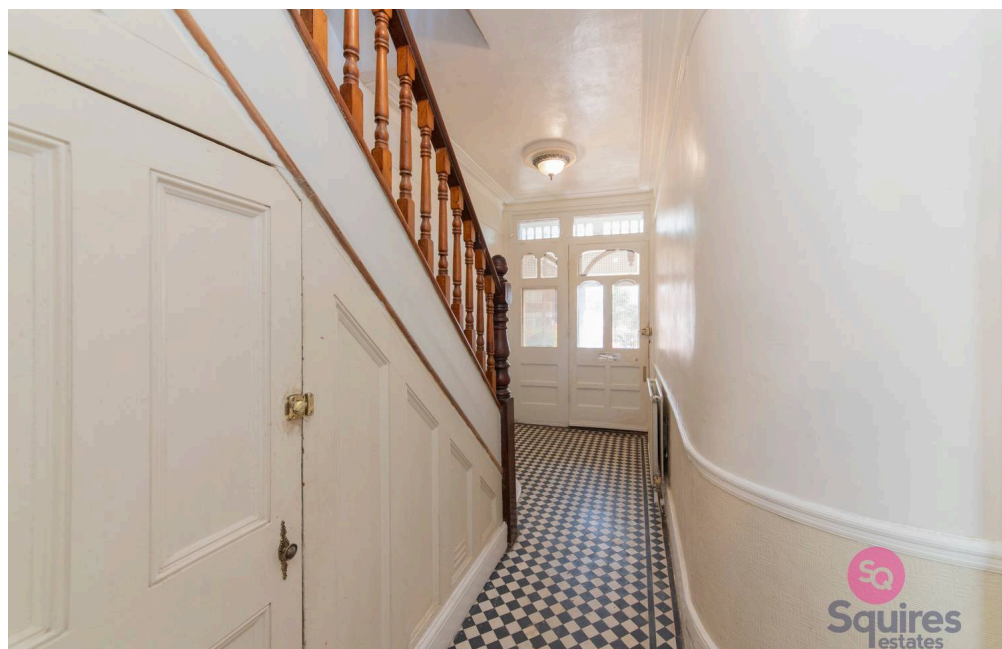
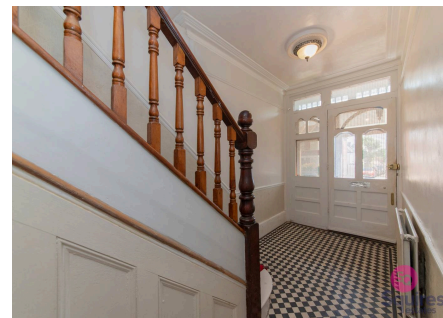
**The kitchen is positioned at the rear of the property in an L-shaped layout, adjacent to both the dining room and conservatory. This arrangement presents clear potential for opening up or extending to create a large open-plan kitchen, dining, and family area (subject to the usual consents), making it ideal for modern family living.**

**Additionally, the kitchen benefits from direct access to the garden, enhancing its practicality.**

**At the rear, the property features a beautiful, well-proportioned garden extending approximately 42 feet,**

Council Tax band: E

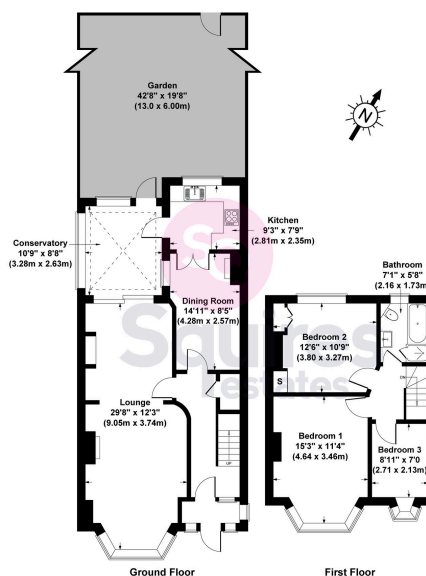
Tenure: Freehold



- Three-bedroom mid-terraced house
- Potential to extend (STPP)
- Original features
- Chain free
- Well located
- Separate dining area with potential for open-plan living (subject to renovation)
- 29 ft Double reception lounge
- In need of modernisation



Squires Lane, London N3 2AB  
Gross Internal Area 1216 sq ft / 113 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.