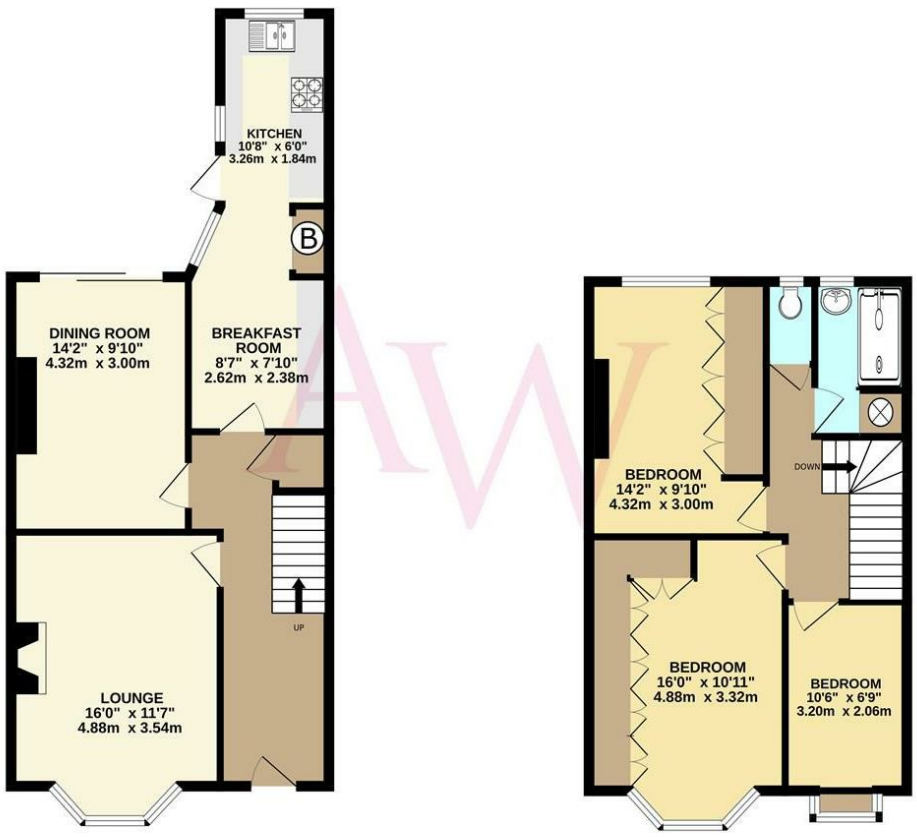
ANDREW WARD EST. 1988
ESTATE AGENTS

37 GROVE ROAD, NORTH FINCHLEY N12 9EB

Offers In Excess Of £675,000 | Freehold





TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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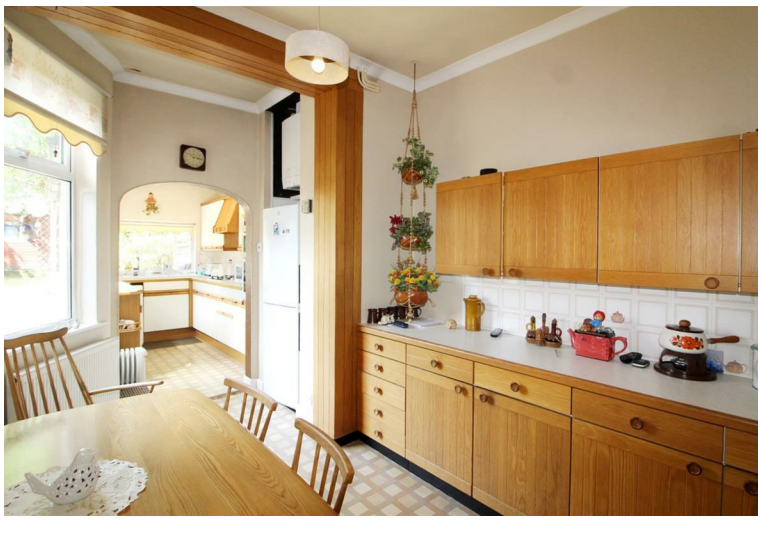
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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Property Overview

Offering fantastic potential to create a wonderful family home, this charming three-bedroom end-of-terrace property is ideally positioned in the heart of North Finchley, just off Woodhouse Road. Perfectly placed for families, the property falls within the catchment area for the highly regarded Wren Academy and presents an exciting opportunity for buyers looking to put their own stamp on a home in this popular location.

Offering generous living accommodation throughout, the ground floor features a separate lounge, dining room, and a kitchen/breakfast room, providing excellent potential for modernisation and refurbishment to suit a growing family's needs.

Upstairs comprises two well-proportioned bedrooms, a further bedroom, a shower room, and a separate WC.

This is an excellent opportunity to acquire a family home in a sought-after residential location with scope to extend and improve, subject to the usual planning consents.









Property Features

- LIVING ROOM - 14" X 11'7"
- DINING ROOM - 13'11" X 9'7"
- KITCHEN BREAKFAST ROOM - 24'7" X 7'10"
- GOOD SIZE GARDEN
- MASTER BEDROOM - 14' X 10.10"
- BEDROOM 2 - 13.11' X 9'9"
- BEDROOM 3 - 10" X 6'7"
- SHOWER ROOM - 8'7 X 4'6

Agents Notes

The property further benefits from a good-sized rear garden with convenient side access, as well as ample built-in wardrobes in the master bedroom.

Shops, restaurants and other amenities - 5 minute walk
Closest underground stations are Woodside Park and West Finchley both approximately a 12–15 minute walk away.

EPC rating: E
Council Tax Band: E