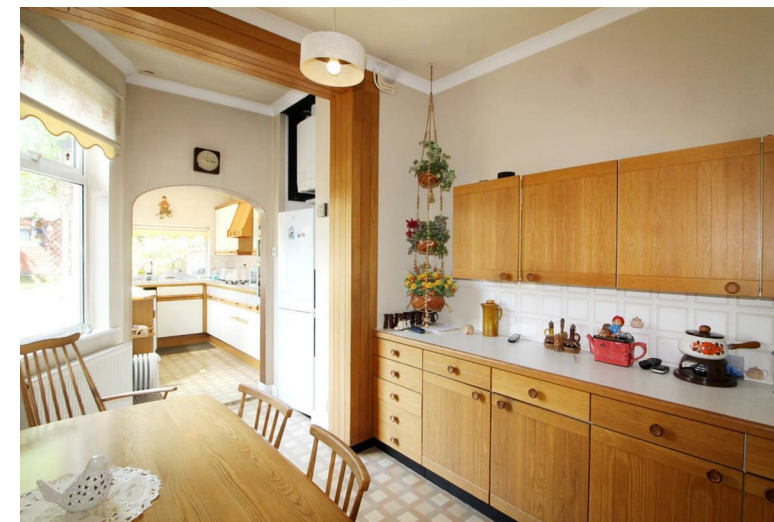




37 GROVE ROAD, LONDON N12 9EB

Offers In Excess Of £750,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A charming yet dated three-bedroom end-of-terrace family home, ideally located in North Finchley just off Woodhouse Road and within the catchment area for the highly regarded Wren Academy.

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"

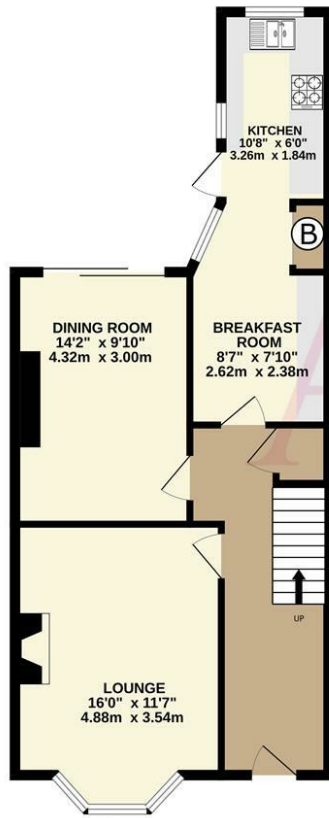
Agents Notes

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.

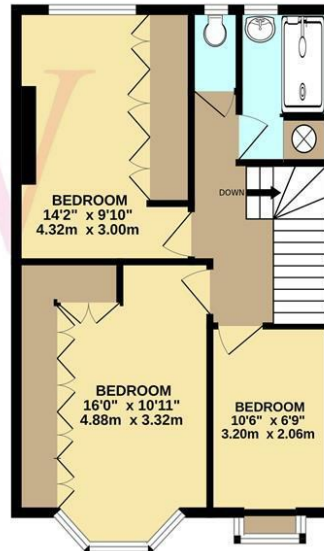
Shops, restaurants and other amenities - 5 minute walk
Closest underground stations are Woodside Park and West Finchley both approximately a 12-15 minute walk away.

EPC rating: E
Council Tax Band: E

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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