



LICHFIELD GROVE, FINCHLEY, LONDON, N3  
£850,000 FREEHOLD

## A THREE BEDROOM SEMI DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND STPP

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## DESCRIPTION:

We are delighted to offer this semi-detached house, set on a popular turning, moments from Regents Park Road, Ballards Lane amenities, Finchley Central underground station, good local schools and recreational parkland. The property requires full modernisation throughout, but has potential to extend stpp. The property currently comprises of two reception rooms and kitchen to the ground floor, three bedrooms, separate wc and bathroom to the first floor.

Further benefits include a front garden, which has potential to make off street parking stpp and a private SOUTH FACING rear garden.

Offered on a chain free basis.

An internal viewing is highly recommended.

## AT A GLANCE

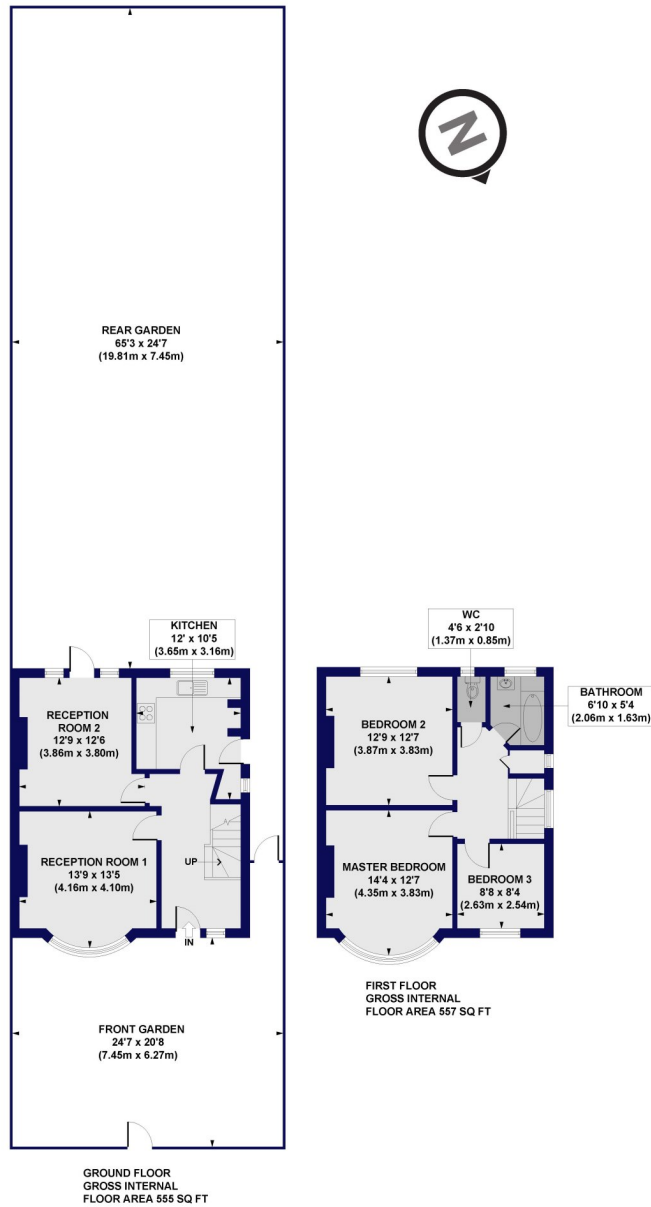
- Set in a prime location
- Semi Detached
- Potential to extend stpp
- Two reception rooms
- Three bedrooms
- Private front & south facing rear garden
- Chain free





# Lichfield Grove, N3

Approx. Gross Internal Floor Area 1112 sq. ft / 103.31 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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