



TEMPLARS CRESCENT, LONDON, N3  
£1,250,000 FREEHOLD

A WELL PRESENTED, FOUR BEDROOM, SEMI  
DETACHED HOME, SET ON A PRIME  
RESIDENTIAL TURNING.

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## DESCRIPTION:

Set on a sought-after turning off East End Road, close to local amenities, Finchley Central underground station, good Ofsted rated local schools and recreational parkland, such as Stephens House & Gardens, we are delighted to offer this semi-detached family home. The property comprises of a spacious hallway, two front reception rooms, open plan kitchen / dining area, utility area and downstairs wc to complete the ground floor. To the first floor you have four bedrooms, with access to a balcony from the second bedroom, modern fitted family bathroom and separate wc. Further benefits include off street parking, private rear garden and potential for further expansion STPP.

Offered on a chain free basis, an internal viewing is highly recommended.

## AT A GLANCE

- Set on a prime residential turning
- Semi-detached family home
- Two reception rooms to the front
- Open plan Kitchen / Dining area
- Four bedrooms
- Private rear garden
- Off street parking
- Potential to extend STPP



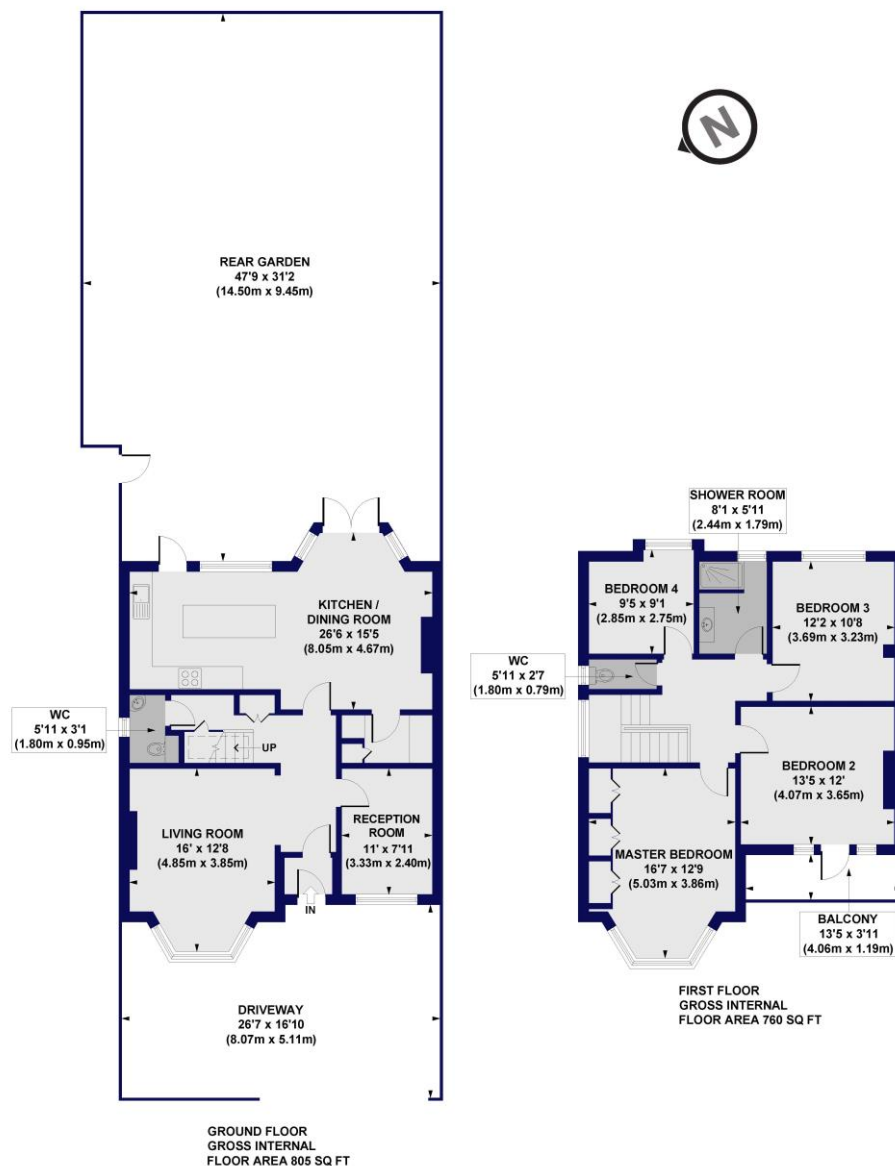






# Templars Crescent, N3

Approx. Gross Internal Floor Area 1565 sq. ft / 145.38 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.

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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:** G

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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