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MARTYN GERRARD

Arden Road, Finchley, N3

3 BEDROOMS | 2 RECEPTION ROOMS | 3 BATHROOMS | FITTED KITCHEN | OFF STREET PARKING | FREEHOLD

Price £1,250,000









Offered to the market chain free, this extended three-double-bedroom Edwardian semi-detached family home is situated on a popular tree-lined residential road. The property offers bright, generously proportioned accommodation combining period character with a spacious modern layout. At the heart of the home is an impressive extended open-plan kitchen, dining and family room. Featuring rooflights and doors opening directly onto the rear garden, this wonderfully sociable space is ideal for everyday family life and entertaining. A separate reception room provides additional versatile living space. Upstairs are three well-proportioned double bedrooms, complemented by bathroom and shower facilities. Outside, the property benefits from gardens to both the front and rear. The generous rear garden is mainly laid to lawn, with a patio area providing space for outdoor dining and relaxation. A private driveway to the front offers convenient off-street parking. With its attractive Edwardian façade, substantial living accommodation and excellent family-friendly layout, this appealing home offers an exciting opportunity in a sought-after setting. Early viewing is highly recommended.

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The Property Ombudsman

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PROPERTY FEATURES

- Extended Edwardian semi-detached family home
- Three double bedrooms
- Spacious open-plan kitchen/dining/family room
- Separate front reception room
- Two bath/shower rooms
- Generous rear garden
- Front garden and private driveway
- Popular tree-lined residential road
- Offered chain free
- Catchment for several schools

THE OWNERS LOVE

"A fantastic location within easy reach of a wide range of local amenities, providing excellent convenience for everyday life"

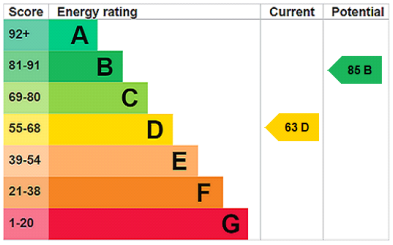
"Set on a welcoming, community-minded road with a friendly neighbourhood atmosphere"

"The private driveway and gardens to both the front and rear offer valuable practicality, outdoor space and added family appeal"

WE'VE NOTICED

Attractive Edwardian architecture with a distinctive bay-fronted façade.

Extended accommodation blending period character with modern family living.



A copy of the full EPC is available on request

Tenure:	Freehold
Local Authority:	Barnet
Council Tax:	Band F
Total Area:	1587 sqft.

Costs Associated with Your Purchase

In additional to the purchase price and ongoing charges associated with the property, there are other costs you should be aware of:

- Legal fees and disbursement
- Mortgage related costs
- Stamp Duty Land Tax

We recommend you obtain quotes from a solicitor and speak with a lender or mortgage advisor to fully understand these costs. You can also calculate any potential SDLT liability using the UK government's official calculator.

