

Sandringham Gardens
North Finchley, London, N12 0NY
Offers in excess of £900,000 Freehold

STATONS

Tel: 020 8445 3694
Email: totteridge@statons.com
Bedrooms 3 | Bathrooms 2 | Receptions 2





**3 Sandringham Gardens
North Finchley, London
N12 0NY**



A beautifully presented three bedroom semi-detached house set behind a gated driveway. The property has had major renovations carried out and has been finished off to a high standard.

As you enter the property you are welcomed by an entrance hall that leads to a living room to the front aspect. There is a further sitting room to the rear that leads to the rear extension that has bi folding doors running right across the back of the house. There is a modern contemporary Schmidt Kitchen with integrated Miele appliances. From the rear extension is a door that leads to a garage that has a fitted utility area and an electric up and over door. To complete the ground floor there is a guest toilet.

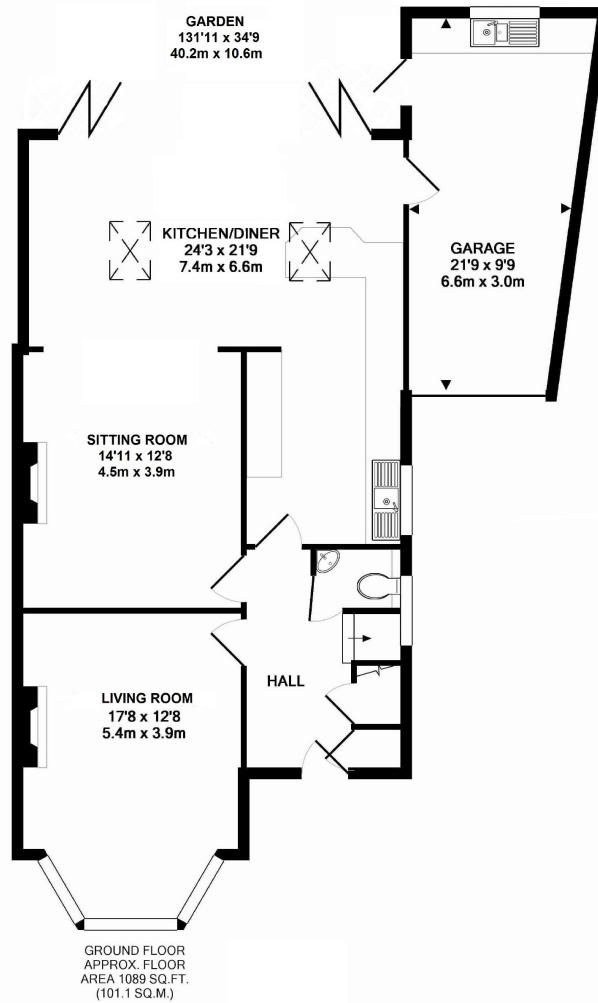
To the first floor there are three bedrooms and a modern fitted family bathroom. The master bedroom has a wonderful south facing aspect with a bay window and has the added benefit of an ensuite shower room.

The rear garden is in excess of 130 ft. and has a large Indian sandstone patio and pathway that leads to a summer house to the rear of the garden. The remainder of the garden is laid to lawn with a planted border. To the front of the property is parking for a number of cars with access leading up to the garage. This property also has the potential to be extended further STPP.

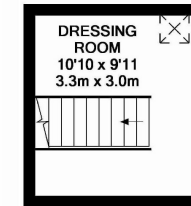
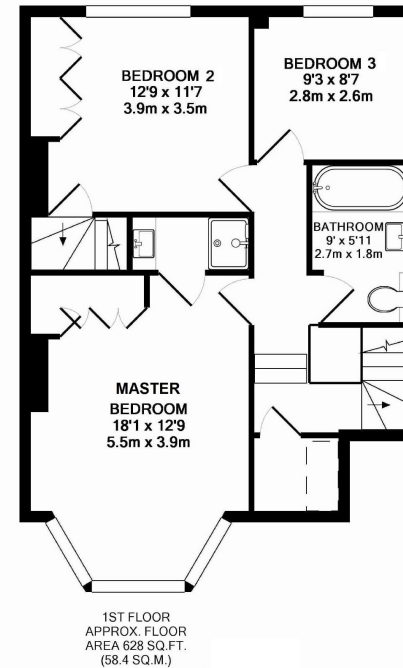
The property is within easy access of North Finchley High Road which offers a multitude of bars, restaurants and shops. There is also the added benefit of having various local trains links.

For more properties for sale in the Totteridge area please call our [Totteridge Estate Agents](#) 0208 445 3694

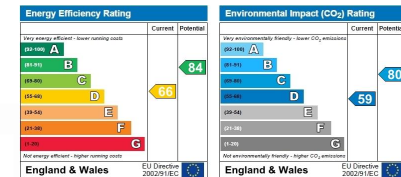




TOTAL APPROX. FLOOR AREA 1823 SQ.FT. (169.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR AREA 107 SQ.FT. (9.9 SQ.M.)



Features Include

- Semi Detached
- Extended
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com