



## Etchingam Park Road, London – N3

£900,000 Freehold

A spacious four-bedroom end-of-terrace family home situated on the highly sought-after Etchingam Park Road, just moments from Victoria Park. Offering approximately 1,572 sq ft of living accommodation, the property provides excellent scope for modernisation and extension (subject to the usual consents).

The ground floor comprises a generous front reception room, separate dining room, breakfast room, kitchen, and additional rear reception space overlooking the garden. Upstairs are four well-proportioned bedrooms and a family bathroom.

To the rear is a superb south-facing garden extending in excess of 80 feet, featuring a decked entertaining area and a substantial detached garden room/store of approximately 618 sq ft, offering a variety of potential uses including a home office, gym, studio or workshop.

Further benefits include off-street parking for two cars, an end-of-terrace position, and a highly convenient

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

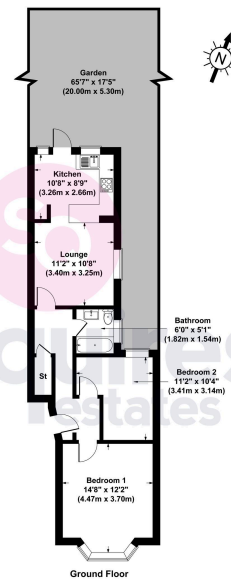
EPC Environmental Impact Rating: D



- 4 Bedrooms
- End of terrace
- Off street parking for 2 cars
- Over 80' garden
- Large garden room
- Fantastic location
- Decked garden area
- 2 Reception rooms



Squires Lane, N3 2QT  
Gross Internal Area 637 sq ft / 59 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.