

## FOR SALE – CHAIN FREE 2 BEDROOM, MID-TERRACE PROPERTY *(in need of updating)*



### 65 BRACKENBURY ROAD, EAST FINCHLEY, N2 0SS

Located off East End Road, Brackenbury Road is a residential turning that connects in a loop with Manor Park Road & Hamilton Road, - so with no through access.

Shopping & transport facilities at East Finchley are within a mile of the property, as too is East Finchley station (Northern Line) – when approached via the pedestrian route (*The Causeway*).

Offered to the market *chain free* and with the added benefit of permission (\*Certificate of Lawful Use) for: *Roof extension involving rear dormer window* (LBB ref: 24/0391/192)

*Viewing is recommended –strictly by appointment only*

### SUMMARY OF ACCOMMODATION

2 BEDROOMS • 2 RECEPTIONS • KITCHEN • GROUND FLOOR BATHROOM  
FENCE ENCLOSED REAR GARDEN – APPROX 20' (6.10m) - PLUS SIDE AREA  
*PROPERTY IS IN NEED OF MODERNISATION*  
*PERMISSION FOR ROOF EXTENSION\**

**GUIDE PRICE: £595,000 – CHAIN FREE**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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Page Two

Glazed front door opening to;

## Entrance Hallway

Radiator, stairs rising to first floor and doors to;

## Front Reception

Covered decorative fire place with tiled hearth. Picture rail, radiator, double glazed bay window to front.

## Rear Reception

Fire place with wooden mantle & gas point (not tested). Radiator, door to under stair storage cupboard, double glazed window to rear & multi-paned door to;

## Kitchen

Fitted wall & base units with worktop and stainless steel sink & drainer. Gas cooker point, space & plumbing for washing machine, space for fridge, wall mounted gas boiler, tiling to walls and floor, double glazed door & window to side and door opening to;

## Bathroom

Three piece suite, tiling to walls and floor, radiator, access to small rear addition loft space and obscure glass double glazed window to rear.

## FIRST FLOOR

Landing with access to main loft. Doors opening to;

## Bedroom 1

Radiator, integral storage cupboard, double glazed bay window to front.

## Bedroom 2

Radiator, double glazed window to rear.

## Rear garden

Side patio and lawn, leading to main garden area (approximately 20' 6.10m) – fence enclosed.



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Page Four



**Please note:** In compliance with the 1979 Estate Agent's Act, we declare that this property is owned by a relative of an employee at Maunder Taylor (the selling agent).

EPC CHART – to follow....



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