



## Clarendon Gardens

London

£750,000

A three bedroom semi-detached house available with Davidson Frost-Wellings.

On the ground floor the house has a double reception room, leading to a semi-separate dining room with a separate kitchen, guest WC, utility room, study/bedroom and adjoining single garage. Upstairs the house has three double bedrooms, a family bathroom and balcony.

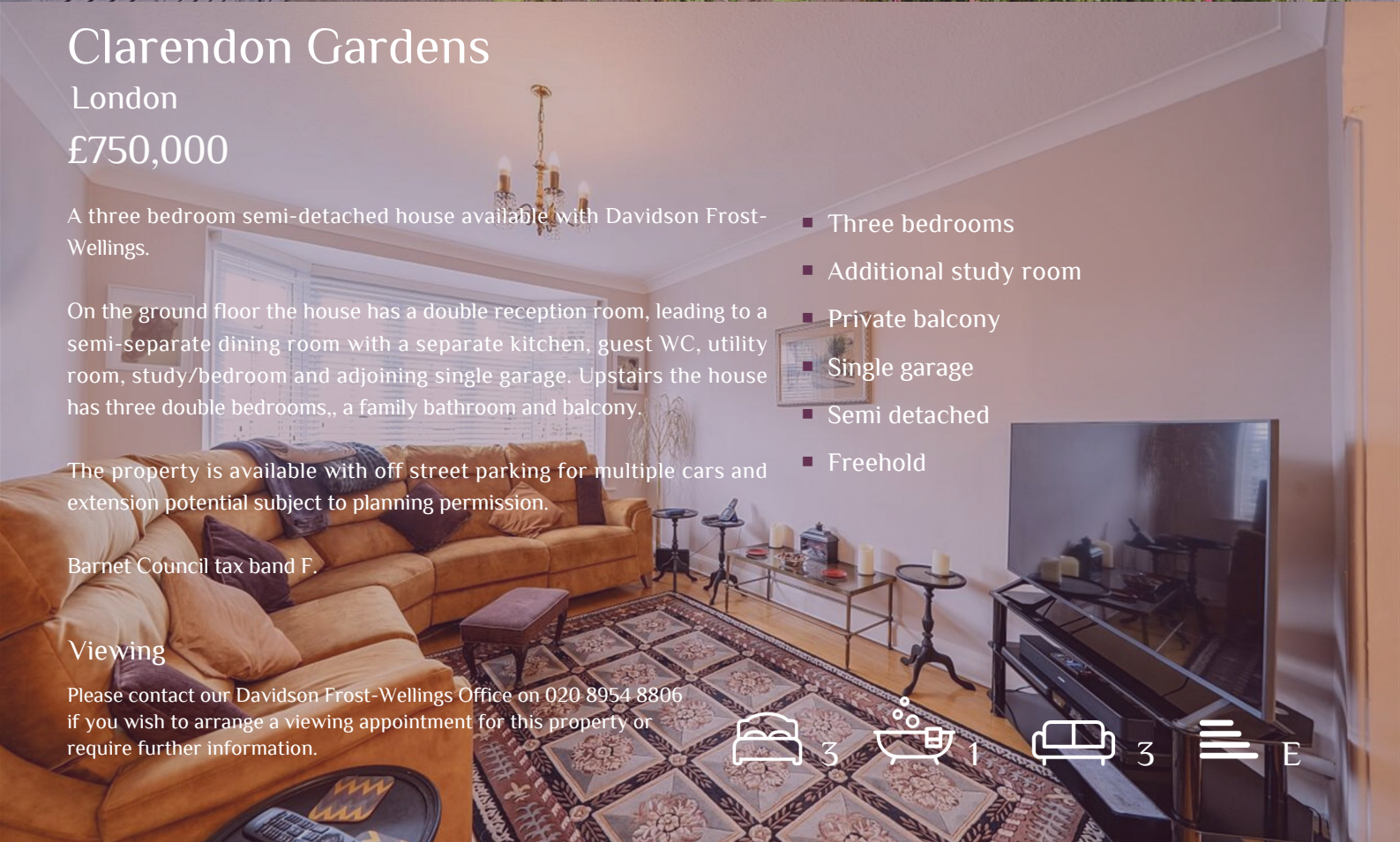
The property is available with off street parking for multiple cars and extension potential subject to planning permission.

Barnet Council tax band F.

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedrooms
- Additional study room
- Private balcony
- Single garage
- Semi detached
- Freehold



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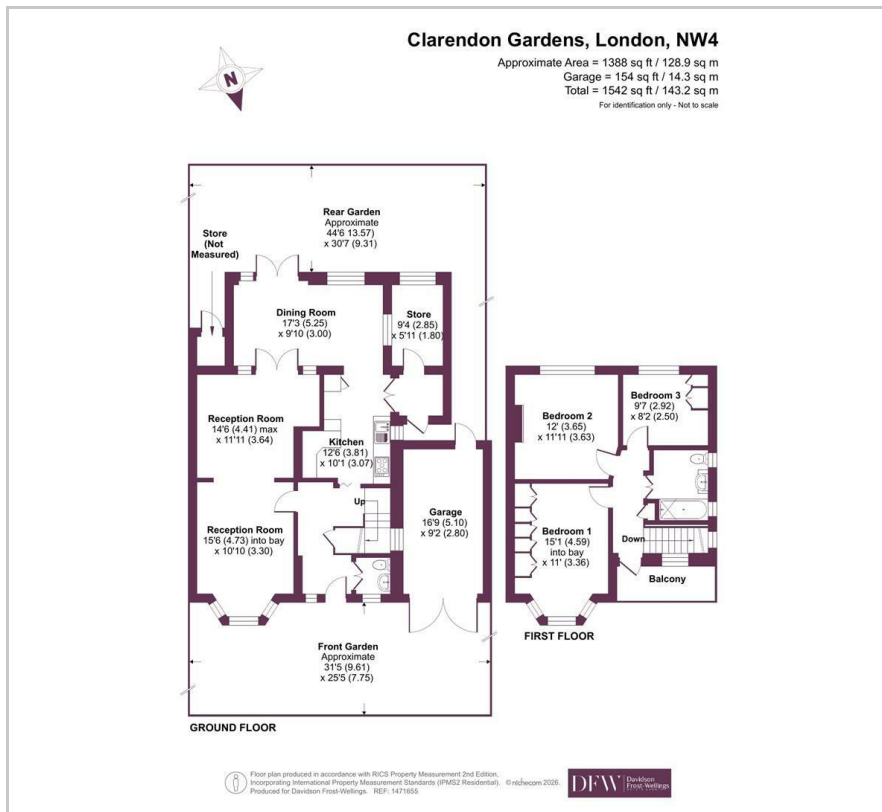


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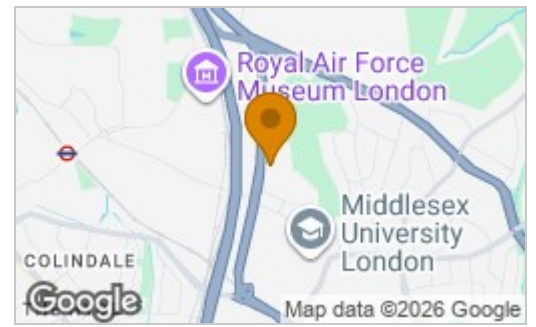


E

# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>49</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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