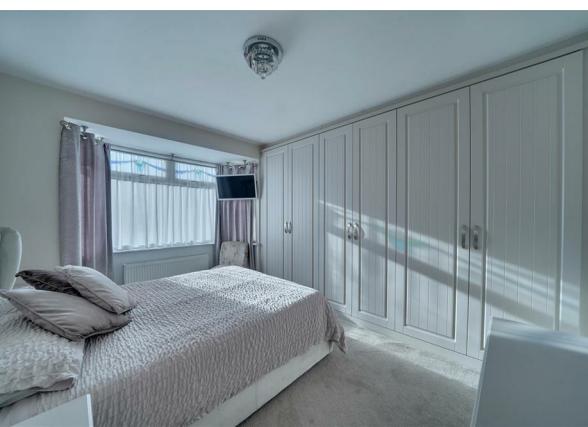


44 Granham Gardens, London, N9 9QQ
Offers in excess of £550,000



PINDROP PROPERTY



44 Granham Gardens, London, N9 9QQ

Offers in excess of £550,000

Council Tax Band: D

Chain Free Situated on the ever-popular Granham Gardens, this beautifully presented three-bedroom rear-extended mid-terrace home offers generous living space, excellent outdoor features, and a location that consistently attracts strong buyer demand.

The ground floor comprises a welcoming entrance hall leading into a bright and spacious through lounge, ideal for both relaxing and entertaining. To the rear, the property has been thoughtfully extended to create a superb kitchen-diner, offering ample space for family living and dining, with direct access to the garden. A downstairs WC adds further practicality and convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms, two doubles and one single, as well as a modern family bathroom, all presented in excellent decorative order, allowing a buyer to move straight in with minimal work required.

Externally, the home benefits from off-street parking to the front and a well-maintained rear garden, complemented by a large outbuilding which offers fantastic versatility. This space would suit a home office, gym, studio, or additional storage, making it ideal for modern lifestyles.

Granham Gardens is a highly regarded residential road, popular with families and professionals alike due to its peaceful setting while remaining exceptionally well connected. A wide range of local shops, cafés, and amenities are within easy reach, catering for day-to-day needs, while larger retail options are also close by.

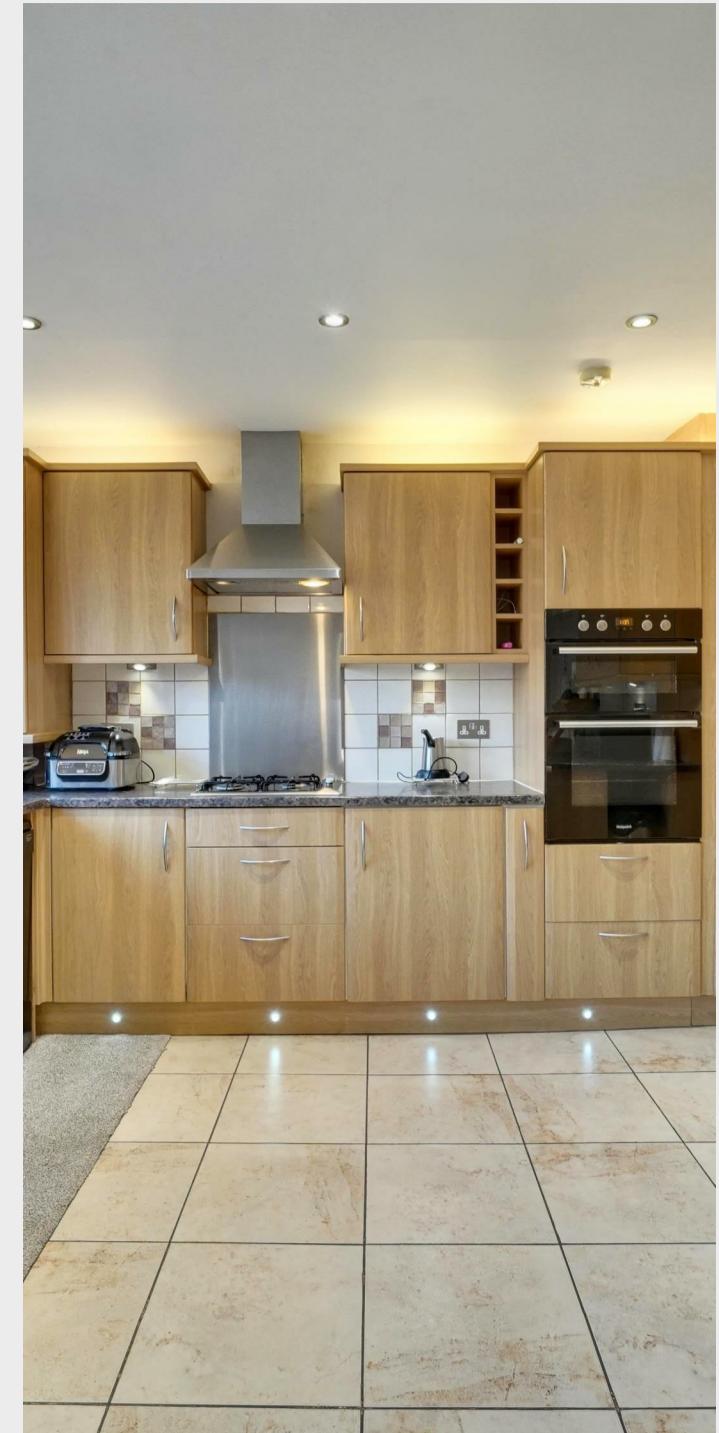
The area is well served by excellent transport links, with nearby stations and road connections providing convenient access into London and surrounding areas, as well as easy access to major routes for commuters.

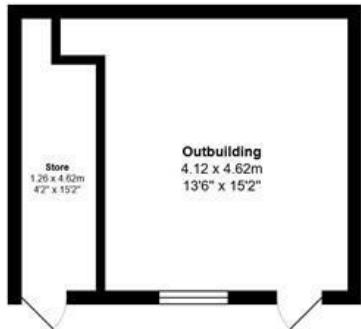
Families will particularly appreciate the selection of well-regarded schools nearby, making this an ideal long-term home for those with or planning children.

Call us now to book your viewing appointment.

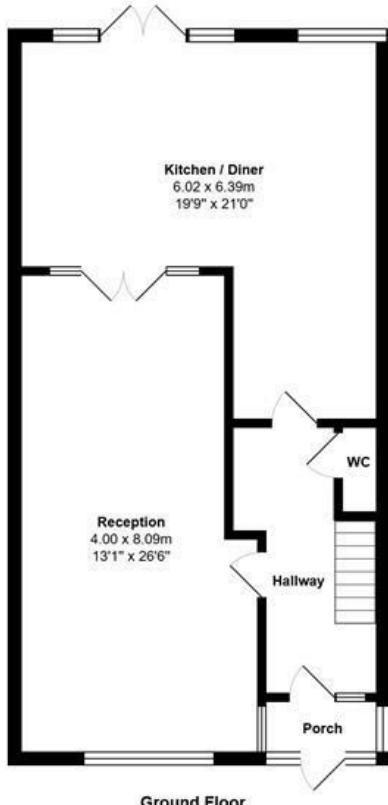




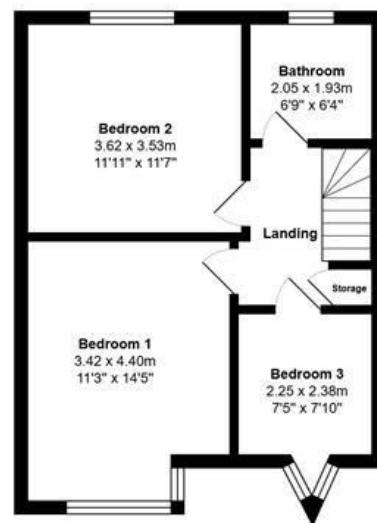




Outbuilding
Area: 25.6 m² ... 275 ft²



Ground Floor
Area: 72.6 m² ... 781 ft²



First Floor
Area: 44.7 m² ... 481 ft²



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Total Area: 142.9 m² ... 1538 ft²

All measurements are approximate and for display purposes only



PINDROP PROPERTY

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Energy Efficiency Rating

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