

18

BEECHDALE

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*light-filled & spacious
three-bedroom semi-detached residence*

*offers in excess of
£800,000*

*welcome to this charming
three-bedroom
semi-detached family home
located on the prime road of
beechdale in n21, just off
broad walk.*

*this home is a probate and is
being sold on a chain free
basis and offers excellent
potential for further
expansion with opportunities
for a rear extension and loft
conversion, subject to
planning permission.*



description

the ground floor boasts two generous reception rooms. the front reception room is graced with a feature fireplace and a large bay window showcasing the original stained glass from the 1930s, allowing natural light to flood the space.

the rear reception room also features a cosy natural flame effect remote controlled gas fire and original stained glass french doors that open directly into the expansive private garden. this room also offers a convenient serving hatch into the fitted kitchen, which is equipped with ample space for a washing machine, tumble dryer, and dishwasher. additional storage is available with practical cupboards located under the stairs including a w/c.

ascending to the top floor, you will find two large double bedrooms and a smaller double room. the master bedroom, situated at the front of the house, features a large bay window with original stained glass and a fireplace. the second double bedroom at the rear also includes a feature fireplace, a built-in cupboard, and a bay window, ensuring plenty of natural light.





the kitchen provides direct access to the garden, making it perfect for outdoor dining and entertaining. the garden is a true highlight, stretching almost 100 feet and providing a serene retreat. side access is available, ideal for garden maintenance and waste disposal.



location

situated in a sought-after location, this property is a short walk from the picturesque grovelands park, offering beautiful green spaces for leisurely walks and outdoor activities.

winchmore hill station is conveniently close, providing easy access to central london, the city and beyond. the charming winchmore hill green is nearby, with its selection of boutique shops, cafes, and restaurants. additionally, the area is home to some excellent local pubs, including the salisbury and the king's head, perfect for socialising and enjoying the local community atmosphere.

this delightful family home on beechdale offers a blend of original charm and modern convenience, set in a prime location with excellent amenities and transport links. don't miss the opportunity to make this property your own.

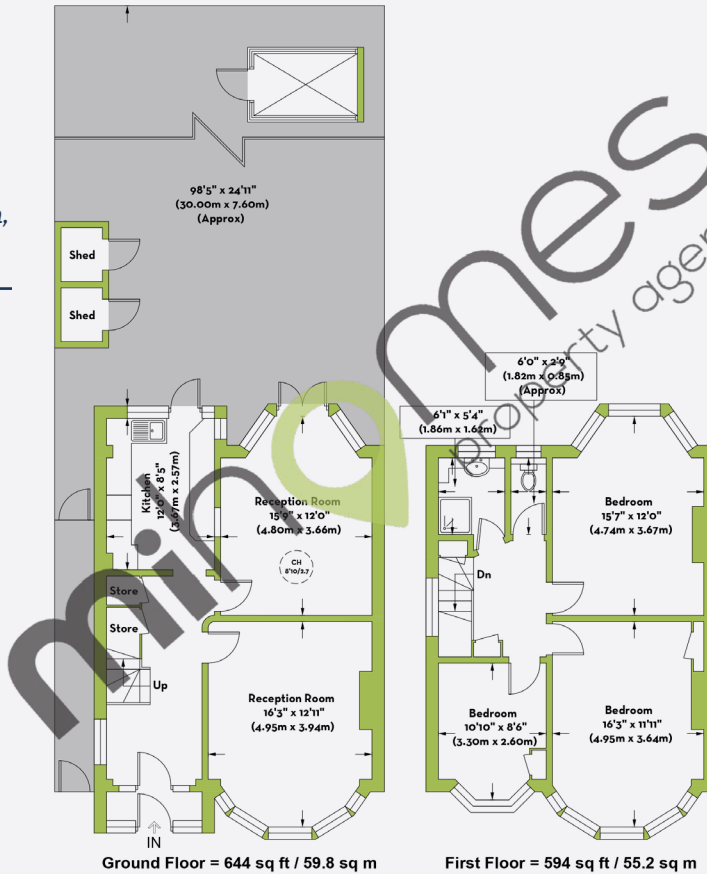
floorplan:

18 beechdale, london,
n21 3qg

council tax:
band f

epc rating:
d

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1096802)



Beechdale, N21

Approximate Gross Internal Floor Area
1238 sq ft / 115 sq m (Excluding Outbuildings)

overview

potential to extend (stpp)	offered on a chain free basis
a short walk to grovelands park	freehold
close to all local amenities	large garden
a short walk to winchmore hill and palmers green station	semi-detached
	probate

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