

9A

LINDEN
ROAD



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*bright & idyllic family home
three bedroom, end-of-terrace residence*

*guide price
£650,000 – £675,000*

Nestled on the serene Linden Road in N11, this charming freehold end-of-terrace house offers an expansive 1552 sq ft of versatile living space.

nestled on the serene Linden Road in N11, this charming freehold end-of-terrace house offers an expansive 1552 sq ft of versatile living space. As you enter, you are greeted by a spacious and inviting through lounge, perfect for both relaxation and entertaining. This area seamlessly connects to a private garden, creating an ideal indoor-outdoor living experience. The modern kitchen, equipped with integrated appliances, opens into a bright conservatory, which also provides direct access to the garden, making it perfect for family gatherings and summer barbecues.



On the first floor, you'll find two generously sized double bedrooms and a smaller single bedroom, all sharing a well-appointed 3-piece family bathroom. Ascend to the second floor to discover a versatile loft room that can serve as an additional bedroom or a home office, offering flexible space to suit your needs.

This property also boasts its own workshop/garage to the rear of the property, providing secure off-street parking and additional storage. Furthermore, there is ample potential to extend to the side on the ground floor and to the rear, subject to planning permission, offering an exciting opportunity to further enhance this lovely home.



Linden road is situated in a vibrant and sought-after part of n11, known for its community spirit and convenient amenities. the area is well-served by excellent transport links, including nearby bus routes and the arnos grove underground station, offering easy access to central london. for families, the house falls within the catchment area of several highly regarded schools, including st andrew the apostle, making it an ideal choice for those with school-age children.

nature enthusiasts will appreciate the close proximity to green spaces such as oak hill park, perfect for leisurely walks, picnics, and outdoor activities. the local area also boasts a variety of shops, cafes, and restaurants, providing everything you need for day-to-day living. whether you're looking to enjoy a quiet lifestyle or take advantage of the vibrant community and excellent amenities, this property on linden road offers the perfect blend of comfort and convenience.



floorplan:

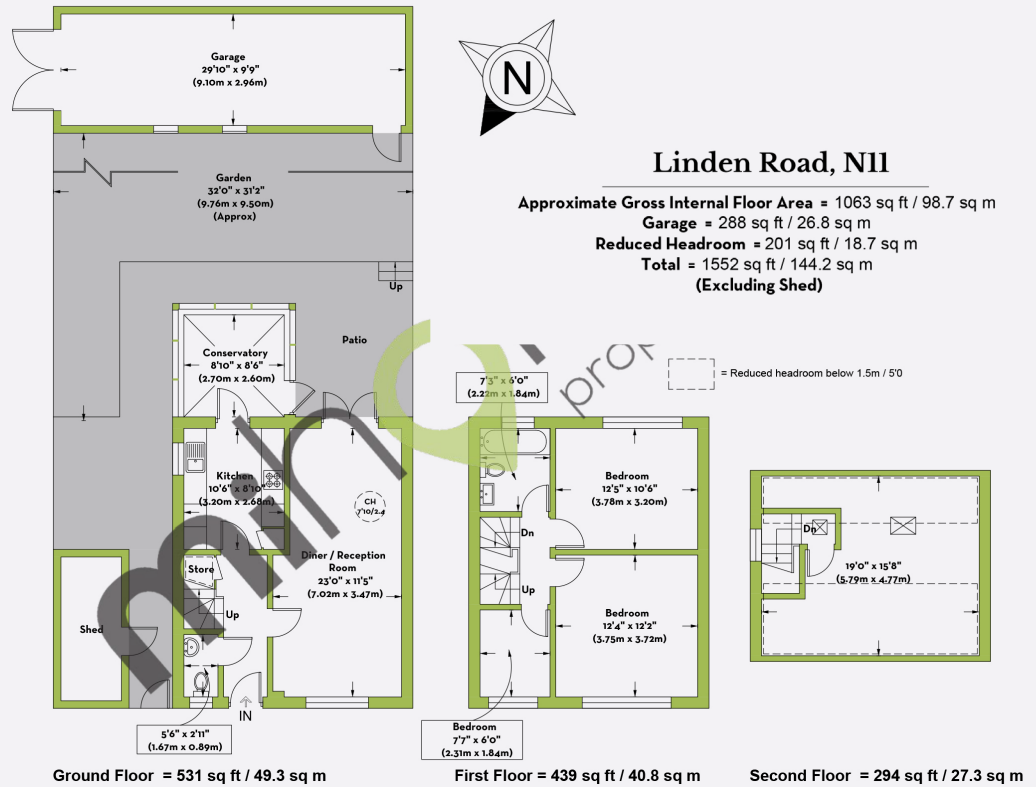
9a linden road,
london, n11 1er

council tax:
band e

epc rating:
d

freehold

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: 1108796)



overview

- own garage/workshop | offered on a chain free basis |
- just a short walk to oak hill park | freehold |
- close to local amenities | 1552 sq ft approx. |
- easy access to the a406 | quiet no through road |
- potential to extend stpp |

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