



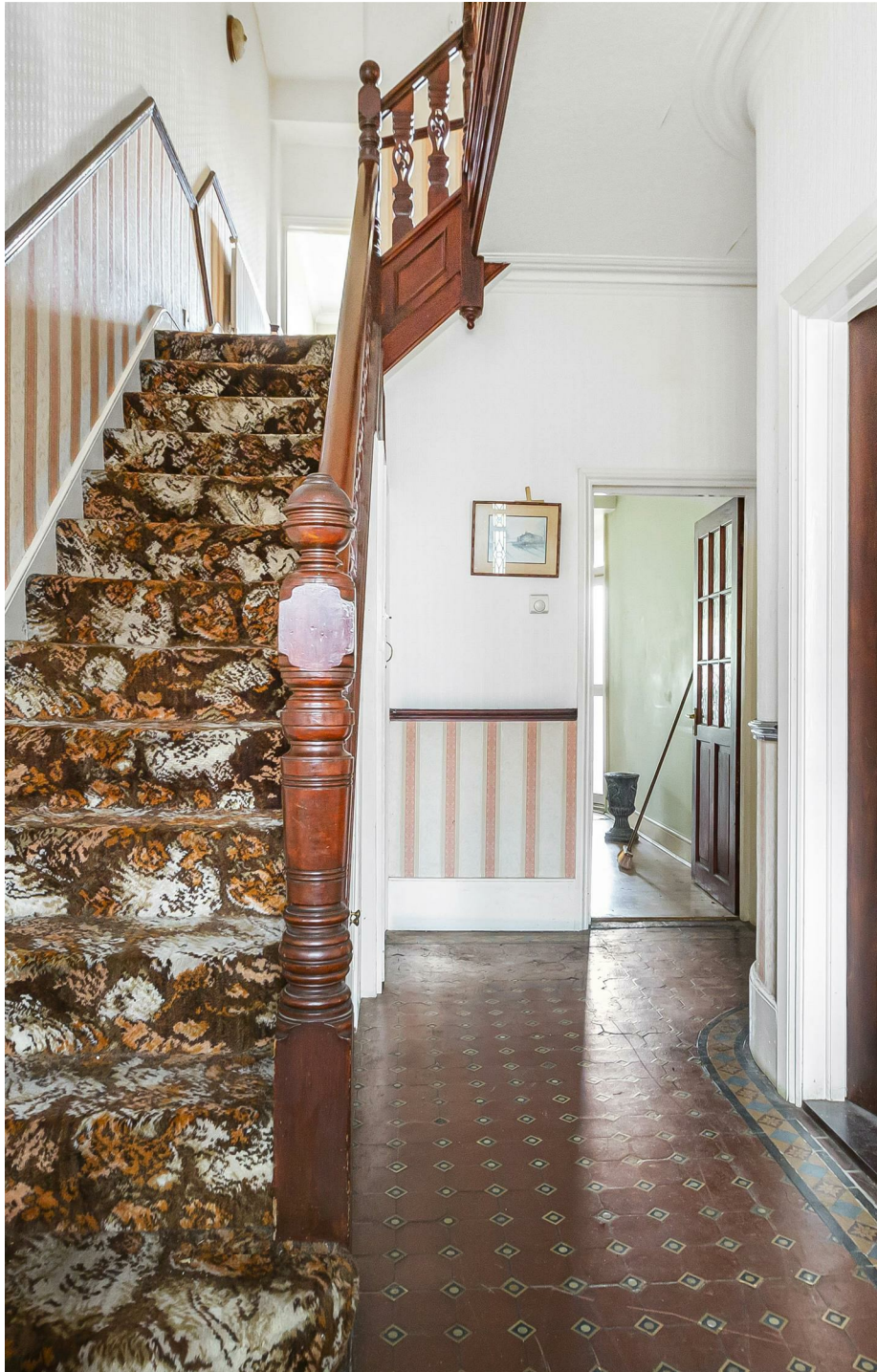
## **Belsize Avenue, Palmers Green, London**

Available

Offers in excess of £600,000 (Freehold)







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## Large, mid-terraced, character property, with huge scope to modernise and improve.

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**\*\*Open day – Saturday 27th July, between 09:30 – 12:00. Please call to arrange a viewing\*\***

Welcome to Belsize Avenue, Palmers Green, London - a charismatic location that could soon be your new home! This mid-terrace house boasts 2 reception rooms, 4 bedrooms, and 1 bathroom, providing ample space for comfortable living.

The through lounge with a feature fireplace is a cosy spot to relax and unwind after a long day. Whether you're curling up with a book or entertaining guests, this room offers versatility and comfort. Imagine hosting gatherings with ease, thanks to the well-thought-out layout of this lovely home. The property features a convenient downstairs w/c, adding a touch of practicality to this already inviting space.

One of the highlights of this property is the conservatory, offering a bright and airy space with double glazed doors to the side and rear aspects. Imagine enjoying your morning coffee here or hosting gatherings with friends and family.

The extended kitchen and diner is a chef's dream, featuring double glazed windows and doors to the rear and side aspects. The kitchen is equipped with a 7-ring Range style cooker, oven, grill, and warming drawer, perfect for preparing delicious meals. The matching range of wall and base units with work surfaces over provide plenty of storage space.

The property also features a lovely garden, mainly patio with a garden shed, offering a tranquil outdoor space where you can unwind after a long day.

Located in the heart of Palmers Green, this property offers a comfortable and convenient lifestyle. The vibrant neighbourhood provides easy access to local amenities, schools, and parks, ensuring that everything you need is right at your doorstep. Book a viewing today and envision the endless possibilities that await you at Belsize Avenue!

Local Authority: Enfield

Tax Band: F

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## Front Garden

## Hallway

Original tessellated tiled floor, original hardwood front door with stained glass window to front aspect, under stairs storage cupboard, stairs to first floor, doors to:

## Under-stairs W/C

Low flush w/c, hand basin with tiled splash back, extractor fan

## Extended Kitchen/Diner

Double glazed windows and doors to rear and side aspect, matching range of wall and base units with work surfaces over, 7-ring Range style cooker with oven, grill, warming drawer and matching extractor hood over, double stainless steel sink with mixer tap

## Through Lounge

Double glazed bay window to front aspect, x2 radiator, feature fire place, dado rail, coving to ceiling, ceiling rose, sliding door to:

## Conservatory

Double glazed doors to side and rear aspect, radiator

## First Floor Landing

## Bedroom 1

Bay window to front aspect, radiator

## Bedroom 2

Window to rear aspect, radiator

## Bedroom 3

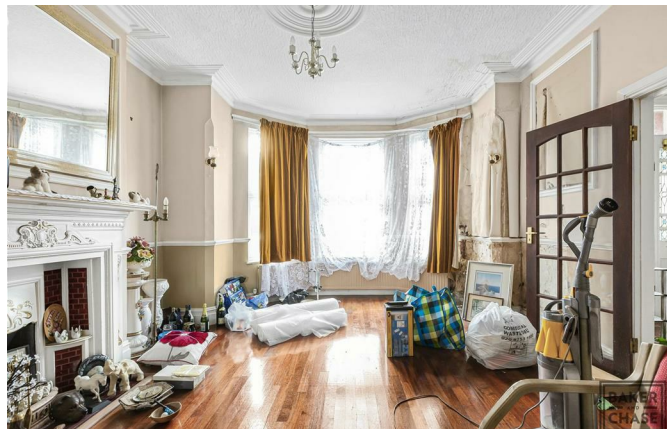
Window to front aspect, radiator

## Bedroom 4

Window to rear aspect, radiator

## Bathroom

Opaque windows to rear and side aspect, panel bath with mixer tap and shower attachment, hand basin with storage under, bedet, low flush w/c, mainly tiled









## Garden

Mainly patio with a garden shed

## Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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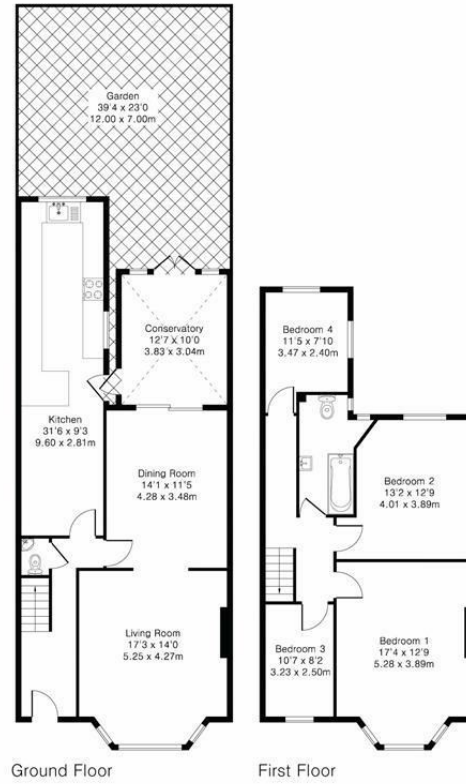








Approximate Gross Internal Area 1522 sq ft – 141 sq m  
Ground Floor Area 866 sq ft – 80 sq m  
First Floor Area 656 sq ft – 61 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: F

