



- **Energy Rating - C**
- **Lots Parks Nearby**
- **Driveway & Detached Garage**
- **Ground Floor Cloakroom**

- **Three Bedroom Semi-Detached Home**
- **French Doors Leading To Rear Garden**
- **Septate Dining Room & Kitchen**
- **Cul-De-Sac**

Located on a quiet road just a short walk from Arnos Park, this beautiful and substantial family-sized home has so much to offer those seeking spacious accommodation.

This three-bedroom semi-detached property would make an ideal first-time purchase. The home has been well maintained, with scope for the new owners to put their own stamp on it. The accommodation comprises an entrance hall, a convenient downstairs cloakroom, a separate sitting and dining room with double-glazed French doors opening onto the rear garden, and a kitchen adjacent to the dining area which offers potential to knock through (subject to Building Regulation approval) to create a kitchen/dining room. Upstairs, there are two double bedrooms and a further single bedroom, all with built-in wardrobes, along with a family bathroom.

Outside, the property benefits from a good-sized driveway offering off-street parking for 2–3 cars. The rear garden is fully enclosed and features a detached garage, shed, and a decked area—perfect for social gatherings.

Local amenities are close at hand, with a wide selection of shops located. Paintworks is also within walking distance and is home to Bocabar and Alex Does Coffee. Excellent bus services provide easy access into the city. Several parks and green spaces are nearby, including Arnos Court Park, Nightingale Valley Nature Reserve, and St Annes Wood—fabulous open areas, ideal for dog walking and enjoying the outdoors.

Living Room 13'4" x 12'11" (4.08 x 3.94)

Kitchen 16'3" max x 8'4" max (4.97 max x 2.56 max)

Dining Room 14'11" x 11'9" (4.56 x 3.60)

Ground Floor Cloakroom

Bedroom One 13'3" max x 12'11" max (4.06 max x 3.95 max)

Bedroom Two 12'11" x 12'10" (3.96 x 3.93)

Bedroom Three 12'11" x 12'10" (3.96 x 3.93)

Bathroom 5'6" x 4'2" (1.69 x 1.29)

Garage 18'3" x 8'0" (5.58 x 2.46)

Tenure - Freehold

Council Tax Band - C











