

COLERAINE ROAD

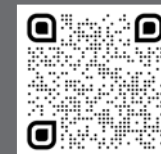
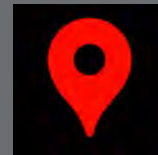
CROUCH END - N8

THOMAS
JAMES

kw



- 3 BEDROOMS
- DOUBLE RECEPTION ROOM
- SOUTH FACING GARDEN
- EAT IN KITCHEN
- GARDEN STUDIO
- SIDE ACCESS



FOR SALE
£750,000_{OIEO}
FREEHOLD

COLERAINE ROAD

HORNSEY - N8

**THOMAS
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3 Bedroom House

£750,000 OFFERS IN EXCESS OF (OIEO)

IN BRIEF

This mid terrace three bedroom Edwardian property has huge potential. Located a mere five minute walk from Turnpike Lane tube station, it's in a popular street that's conveniently close to the many shops and amenities along Green Lanes and in Wood Green.

PROPERTY DESCRIPTION

Owned by the same family for over 40 years, this house presents a rare opportunity to make your mark and add both space and value. With over 1,400 square feet of living space set over two floors and a c.45 ft garden, it can potentially be extended to the rear and into the loft.

It has two large living spaces on the ground floor, and three double bedrooms, a bathroom, and a WC on the first floor. The living room and kitchen/diner are huge rooms, both almost 27 ft long. The front living room, formerly two rooms, is dual aspect with a large bay window and a smaller rear window. Original ceiling roses and cornicing give it an understated elegance.

The large kitchen/diner also has a bay window which takes centre place in the fitted kitchen and provides garden views. There's space for a dining table in the centre, and the remaining half of the room is a lounge area. A door in the middle of the room leads to a long lean-to.

QUIET ROAD

3 DOUBLE BEDROOMS

TRADITIONAL LAYOUT

PERIOD FEATURES

LOFT UNCONVERTED

RESIDENTS PARKING

SPACIOUS GARDEN



COLERAINE ROAD

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PROPERTY DESCRIPTION CONTINUED...

The lean-to is divided into two sections, a back lobby/utility area with a solid flat roof section, and a utility room/store with a corrugated plastic roof and a door to the rear garden. The sunny south-facing c.45 ft garden has a central lawn bordered by paths and planted beds with a handy shed at the end. It has a lovely open aspect and plenty of privacy.

All three bedrooms on the first floor are doubles; the main bedroom at the front of the property is particularly spacious with huge windows, the second bedroom features a large bay window, and both the second bedroom and third bedrooms have garden views. All are carpeted and have fitted wardrobes. The tiled bathroom has contemporary fixtures and fittings including a bath with a shower and a fitted washbasin and storage unit. The separate WC is immediately next door.

Although this substantial property has already been updated to create large, flexible living spaces there's lots of scope for further refurbishment and extension.

LOCAL LIFE

The property is in a great location on a popular street within easy walking distance of the many amenities along nearby Green Lanes.

Transport links are excellent, with several tube, Overground and rail stations within easy walking distance. The nearest is Turnpike Lane, a mere five minute walk, where the Piccadilly Line has fast direct journeys to King's Cross (13 minutes), the West end and beyond. It's just two stops to Finsbury Park and the Victoria Line.

There's good access to large and small green spaces, including local Ducketts Common (a five min walk) and the impressive Alexandra Park & Palace.

Thomas James Estate Agents

t 0208 226 0068

e tom@thomasjameskw.com

w thomasjamesestateagents.com

VIDEO (COMING SOON) LOOK AT STREET





This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.



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