

STEWARTSBY CLOSE

LONDON - N18

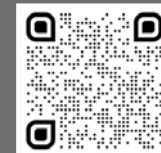
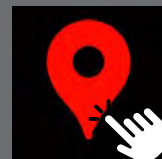
THOMAS
JAMES

ESTATE AGENTS



- FOUR BEDROOMS
- THREE BATHROOMS
- REAR GARDEN

- FIRST FLOOR BALCONY
- THREE LARGE LIVING SPACES
- OFF ROAD PARKING AND GARAGE



FOR SALE
£675,000
FREEHOLD

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4 BEDROOM HOME

£675,000

IN BRIEF

This four bedroom, three bathroom 1930s end of terrace house has been extended to create a stylish and extremely spacious family home. Tucked away at the end of a quiet cul de sac on the borders of Palmers Green, it has good access to local amenities including shops, stations, schools, and green spaces.

PROPERTY DESCRIPTION

This unique house is unusually large for the area, with over 1,900 square feet of living space. There are three large living spaces on the ground floor and an integral garage, and the first floor is home to four double bedrooms and three bathrooms. Outside there are two off street parking spaces on the paved front drive, a gated side entrance to the 70 ft long rear garden, and a first floor balcony.

The house is entered via a wide entrance hallway that has a door to the front reception room and double doors to the rear living room. The front room has a traditional feel, with a large curved bay window and herringbone parquet flooring. The approximately 19ft by 18ft rear living room is a spectacular space, with a feature fireplace and two sets of glazed sliding doors that open onto the paved terrace and provide great garden views. There's also a door to the spacious kitchen which has two walls of fitted cabinets, plenty of space for a large dining table, and lots of light from a fabulous picture window and a glazed door that opens onto the terrace. In addition to the paved terrace adjacent to the house - ideal for al fresco drinks, dining or BBQs - the rear garden has a large lawn with a wooden playhouse at the end and mature trees beyond that provide a charming focal point.



COUNCIL TAX BAND: D
Enfield Council

EPC RATING: D

FREEHOLD



STEWARTSBY CLOSE

PALMERS GREEN - N18

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PROPERTY DESCRIPTION CONTINUED

The integral garage is a huge triangular space that can be accessed via the wide garage door or an internal door opposite the kitchen. This space would make an ideal gym, workshop or workspace if not required as a garage. A full height window provides natural light.

Upstairs, the large main bedroom suite is self-contained, with an en suite shower room, a large balcony, and a walk-through lobby which could become a walk-in wardrobe and also a door to an external stair to the ground floor. The second bedroom, also a large double, has a wall of fitted wardrobes, whilst the third and fourth bedrooms can both accommodate double beds. The third bedroom has an en suite shower room and there's a family bathroom off the landing.

The property is in a good condition throughout, with modern fixtures and fittings. Mainly white décor, glazed internal doors and downlighters maximise the sense of light and space.

There are plenty of local amenities within a short distance, including shops, supermarkets and cafes found on Green Lanes.

Tottenham Recreation Ground is less than five minutes away on foot. This large open space with two playgrounds and an outdoor gym is ideal for enjoying time outdoors with family and friends.

Transport links are good. Palmers Green station is just over a mile away (8-9 minutes by bicycle or car) and has regular direct 21-minute trains to King's Cross. Just over 1.5 miles away are Bounds Green station Piccadilly line and Bowes Park station on the overground, providing direct journeys to the City and West End

It's easy to get around by car, with the North Circular Road a couple of minutes' drive, and the A10 just a couple more.

The popular Oakthorpe Primary school is just seven minute walk from the house.

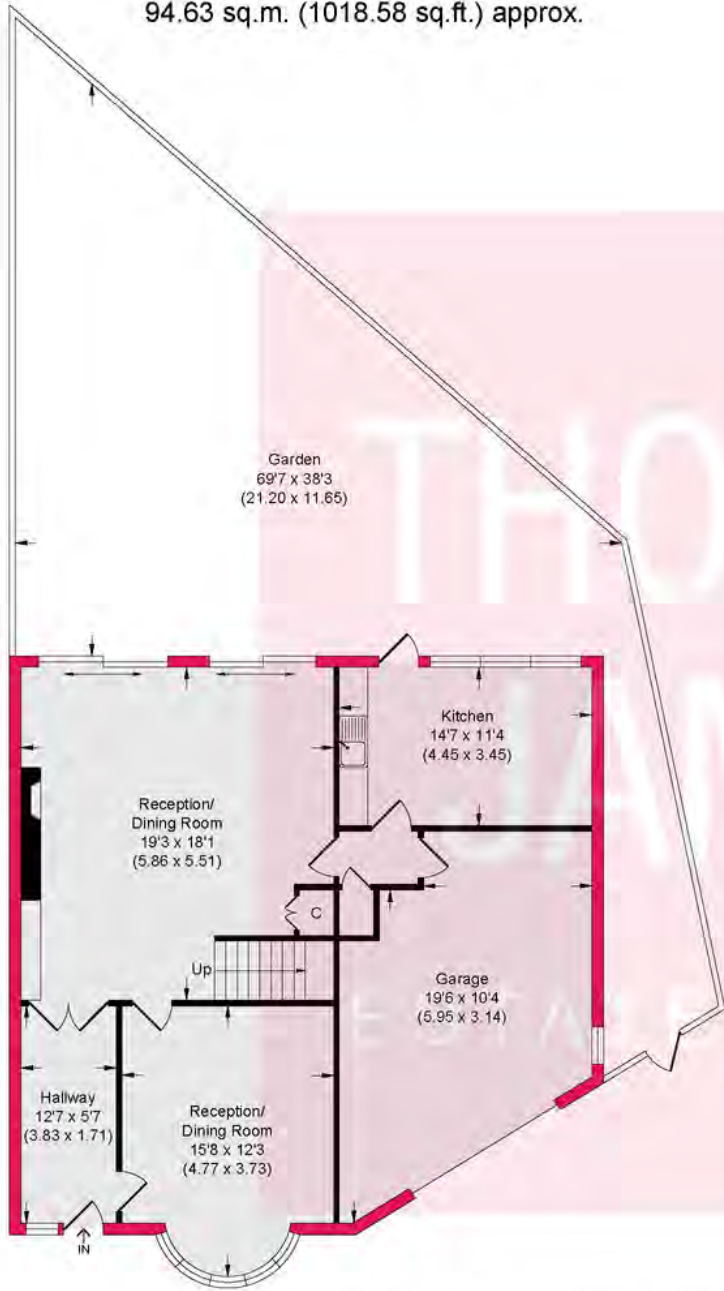
VIDEO



TRANSPORT



Ground Floor
94.63 sq.m. (1018.58 sq.ft.) approx.

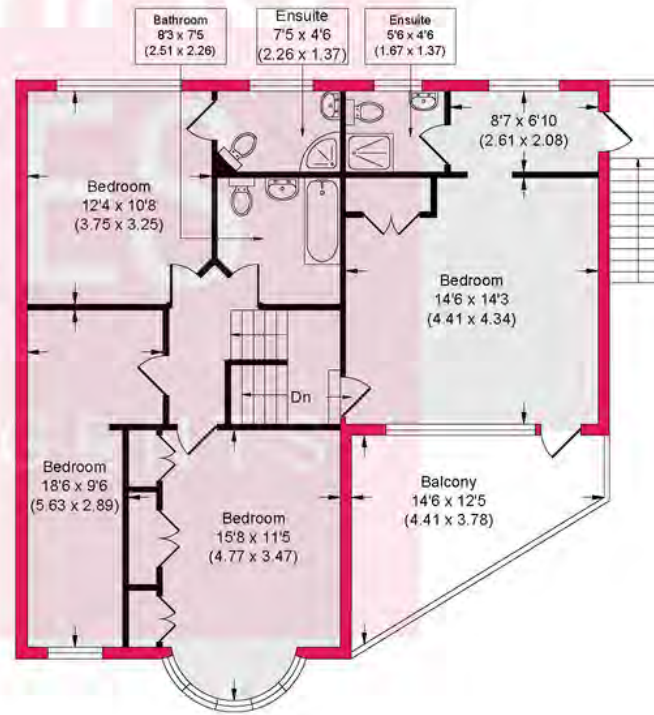


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First Floor
82.18 sq.m. (884.57 sq.ft.) approx.



TOTAL FLOOR AREA : 176.81 sq.m. (1903.15 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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