

BELSIZE AVENUE

THOMAS
JAMES



Situated in a popular tree-lined road this mid-terrace house has a smart block-paved front garden with a lowered kerb that provides off-street parking. The front door, which features leaded lights, is sheltered by an awning. This opens into a wide hallway with stunning tessellated tiles and stairs to the two upper floors. The property has 1,836 sq ft of accommodation set over three floors.

The ground floor comprises five rooms and a WC. The main living spaces are a traditional front living room, a snug, an interconnected dining room and lean-to, and a separate kitchen. There's also a large back hallway with an internal window to the lean-to that's suitable for a variety of uses.

***Belsize Road, N13
Offers in Excess Of
£800,000 Freehold***

Four bedroom house
Off street parking
Chain free
South facing garden
Freehold
CT band: E
Council: Enfield
EPC rating: C

***by appointment only
tom@thomasjameskw.com
020 8226 0068***

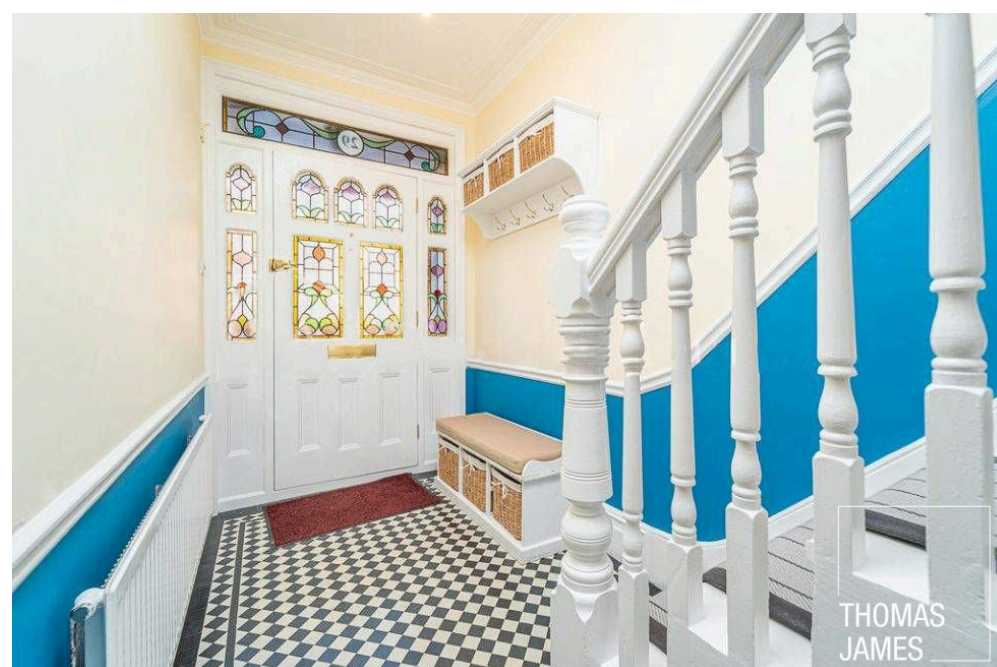
The front living room has a lovely large bay window and plenty of space for sofas. It also has a convenient door to the dining room which can easily accommodate a large dining table. Connected to the lean-to by glazed sliding doors, it's an ideal place to entertain. The lean-to also has a door to the kitchen which is fitted with wall and floor cabinets and has garden views through a window above the sink.

The lean-to is paved and provides not only a useful multi-purpose space but also access to the garden via glazed double doors. The approximately 45 ft south-facing garden has a sheltered and sunny terrace, a lawn with planted borders, and a paved path to a handy shed and potential vegetable plot.



Back inside, a traditional wooden staircase leads to the three bedrooms and family bathroom on the first floor. The double front bedroom has a large bay window whilst the second double bedroom at the rear has great garden views. The third single bedroom would make an ideal study or child's bedroom. A spacious double bedroom suite occupies the top floor which has a large rear dormer extension with full height windows, a Juliet balcony and fabulous leafy views. Extending almost to 28 ft and including a contemporary shower room, this spectacular suite is one of the highlights of the house.

The property is in a good condition with modern décor and contemporary fixtures and fittings. There's potential to add even more flexibility and value by reconfiguring and refurbishing the lean-to.



LOCAL LIFE

The property is a short stroll from the many shops, services and other amenities along Green Lanes, the independent cafes, bars and shops on Myddleton Road, and the High Street in Bowes Park.

Transport connections are good, both in terms of public transport links and access to the road network. Bowes Park train station is a ten minute walk away and Bounds Green tube station on the Piccadilly Line is just a couple of minutes more. The North Circular Road is a mere one minute drive from the property.

There are lots of public green spaces and sports facilities in the area, including the lovely Arnos Park and Broomfield Park, and Tottenham and White Hart Lane recreation grounds.



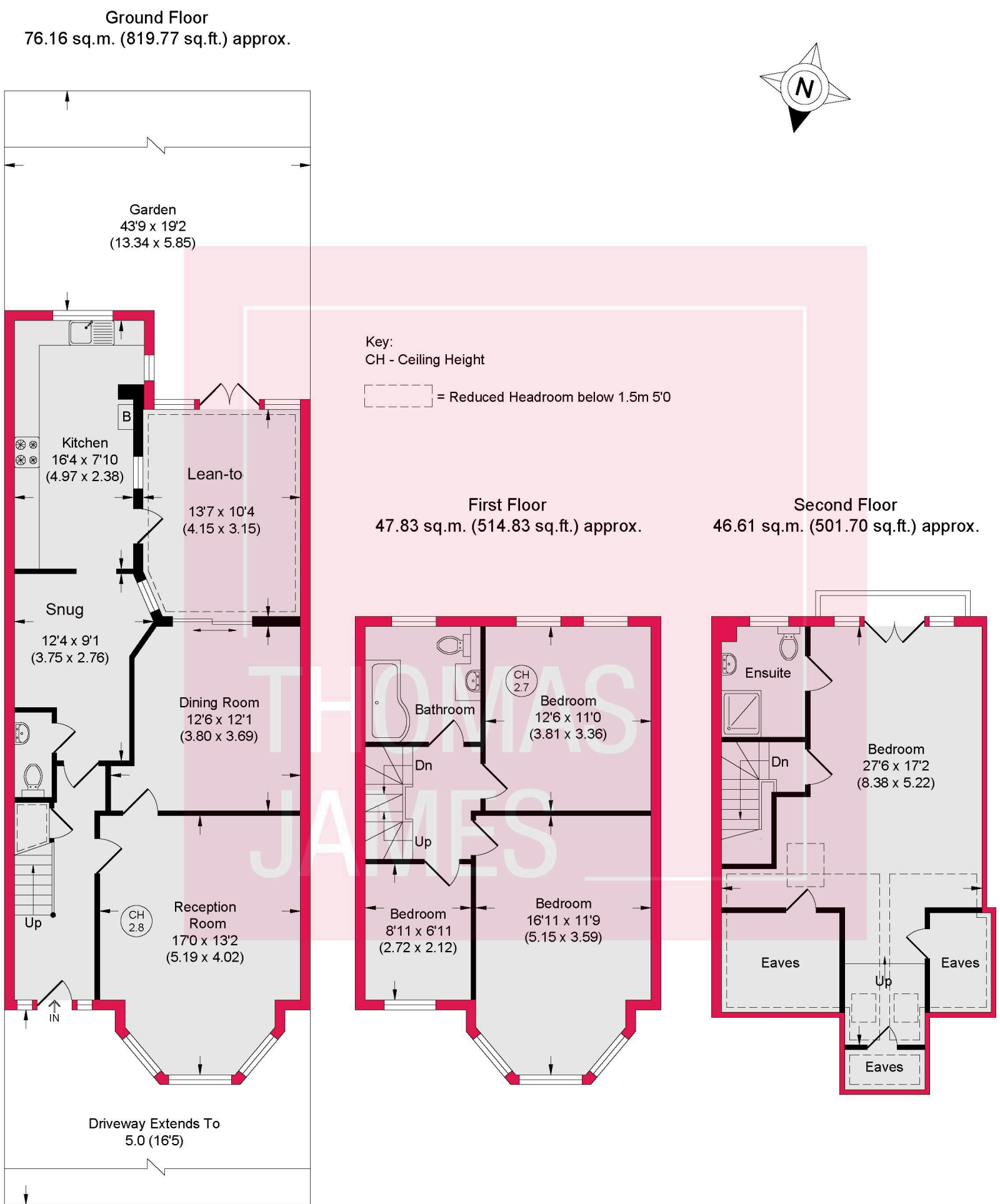
LINKS

[Location >](#)

[Transport >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 170.60 sq.m. (1836.30 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

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