



## **Dawlish Avenue, Arnos Grove, London, N13**

Available

£799,995 (Freehold)





---

**A striking and contemporary four-bedroom detached chalet bungalow, perfectly positioned in a sought-after residential pocket of N13, just moments from transport links, parks, and local amenities.**

---

A beautifully designed, four-bedroom detached chalet bungalow, with 2-bedrooms on the ground floor and two further rooms on the first floor, offering flexible, and lateral living across two floors, conveniently located for both Palmers Green and Arnos Grove stations.

This home is offered chain free, benefitting from a paved driveway with parking for multiple vehicles and a south-east facing wrap-around garden. The double-height entrance hall creates a prominent first impression, with full-height built-in storage cupboards, tiled flooring with underfloor heating, and access to all ground floor rooms.

The property features two ground floor bedrooms, both with aluminium double-glazed windows, bespoke fitted wardrobes, tiled flooring with underfloor heating, and individual thermostats. A luxurious downstairs shower room and separate WC are finished to a high standard, with soft lighting, modern fixtures and quality tiling.

At the heart of the home, the sleek, high-spec kitchen boasts a full range of integrated appliances, a central island, and ambient lighting. It opens onto a spacious lounge with large aluminium-framed bi-folding doors leading to the garden.

Upstairs, the first floor offers two further double bedrooms, each with skylights, aluminium-framed windows, bespoke built-in storage, and soft carpet underfoot. A stylish family bathroom serves both rooms, with a shower bath, wall-mounted fixtures and heated towel rail. The south and east-facing garden wraps around the property and is mostly laid to lawn with mature shrub borders and outdoor lighting.

Located just 0.5 miles from Palmers Green Overground Station and 0.6 miles from Arnos Grove Underground Station (Piccadilly Line), offering excellent links into Central London. The area is well-served by local shops, supermarkets, and eateries, with the open spaces of Broomfield Park and Arnos Park both within easy reach.

Local Authority: Enfield  
Council Tax Band: New Build - Rate Not Available

---



## Driveway

Block paved driveway, shrub borders, side gate to garden, access to:

## Double-Height Entrance Hall

Composite door to front aspect, double glazed aluminium frame window to front aspect, stairs to first floor, full height built in storage/coat cupboards, tiled floor with underfloor heating, spotlights, doors to:

## Downstairs W/C

Wall mounted low flush w/c, hand basin with mixer tap and storage under, extractor fan, spot light, fully tiled.

## Downstairs Shower Room

Walk-in shower, with in-built niche with separate soft lighting, wall mounted low flush w/c, hand basin with mixer tap and storage under, shaving point, extractor fan, heated towel rail, spotlights.

## Bedroom 1 (Ground Floor)

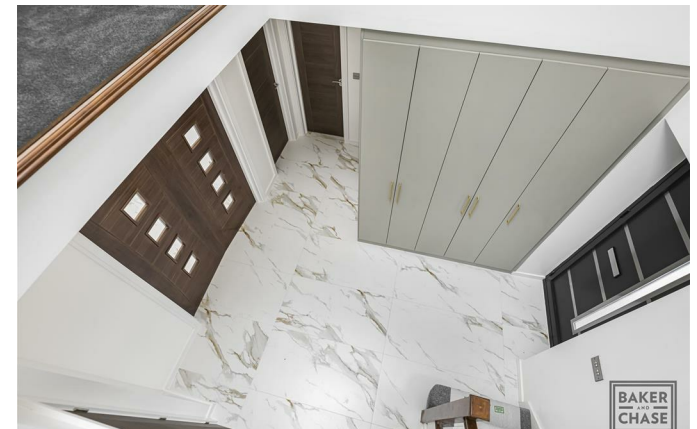
Double glazed Aluminium framed window to rear aspect, built in wardrobes and matching bespoke dresser, wall lights, spotlights, aerial/TV point, tiled floor with underfloor heating and thermostat

## Bedroom 2 (Ground Floor)

Double glazed Aluminium framed window to front aspect, built in wardrobe, wall lights, aerial/TV point, tiled floor with underfloor heating and thermostat

## Lounge

Bi-fold doors to side aspect with 4-steps down to garden, x2 Aluminium framed double glazed window to rear aspect, double doors to hallway, aerial/TV point, tiled floor with underfloor heating and thermostat, spotlights, recessed LED feature light.





## Kitchen

Aluminium double glazed windows to front and side aspect, matching range of full height, wall and base units with work surfaces over, inset sink with mixer tap over, integrated dishwasher, integrated washing machine, integrated fridge freezer, electric oven and matching microwave, 4-ring gas hob with integrated extractor fan, central feature light over island unit, spotlights and recessed LED light.

## First Floor Landing

Skylight, spotlight, doors to:

## Bedroom 3 (First Floor)

Double glazed, aluminium framed window to front aspect, double radiator, skylight, wall lights, spotlights, door to:

## Bedroom 3 - Storage

Spotlight, built in storage

## Bedroom 4 (First Floor)

Double glazed, aluminium framed window to front aspect, double radiator, skylight, wall lights, spotlights, door to:

## Bedroom 4 - Storage

Spotlight, built in storage

## First Floor Bathroom

Wall mounted low flush w/c, hand basin with mixer tap and storage under, mirror with lighting, shaving point, heated towel rail, shower bath with shower screen, shower attachment and mixer shower over.

## Wrap Around Garden

Garden area on two sides to the South and East aspect, mainly laid to lawn, outside lighting and gate to front drive.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any













apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

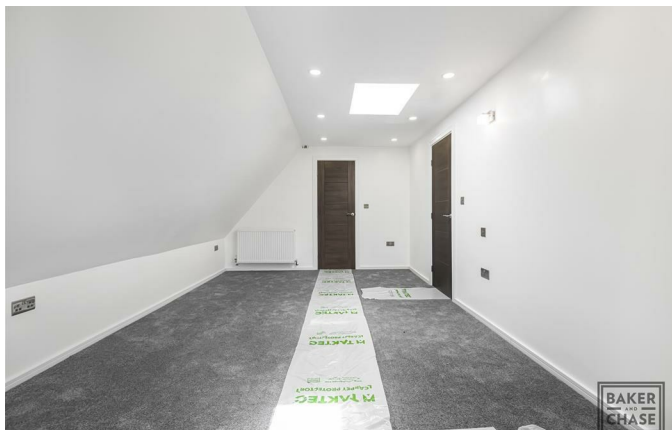
**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**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.

**Copyright:** You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





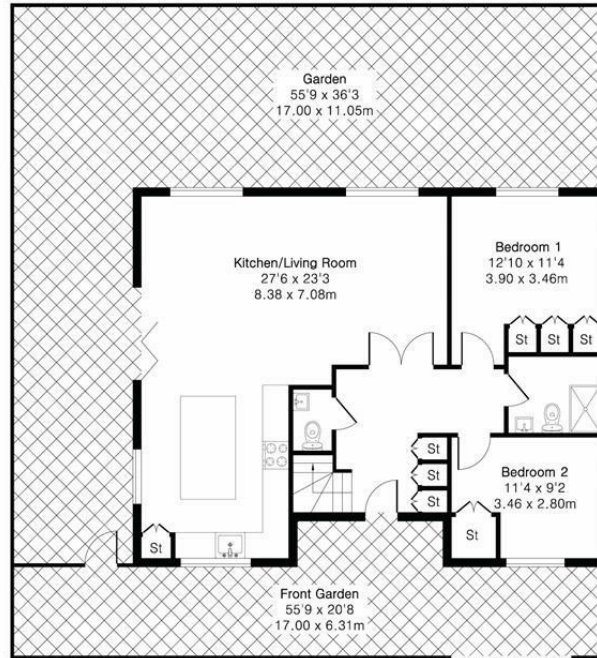




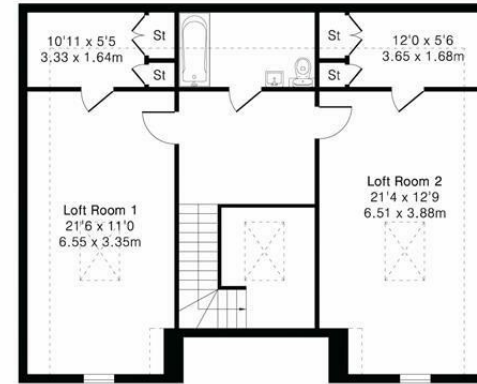
**Approximate Gross Internal Area 1834 sq ft - 170 sq m**

Ground Floor Area 917 sq ft – 85 sq m

First Floor Area 917 sq ft – 85 sq m



Ground Floor



First Floor



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 B / Local Authority: Enfield / Council Tax Band: New Build

