



Winton Avenue, London, N11 2AT

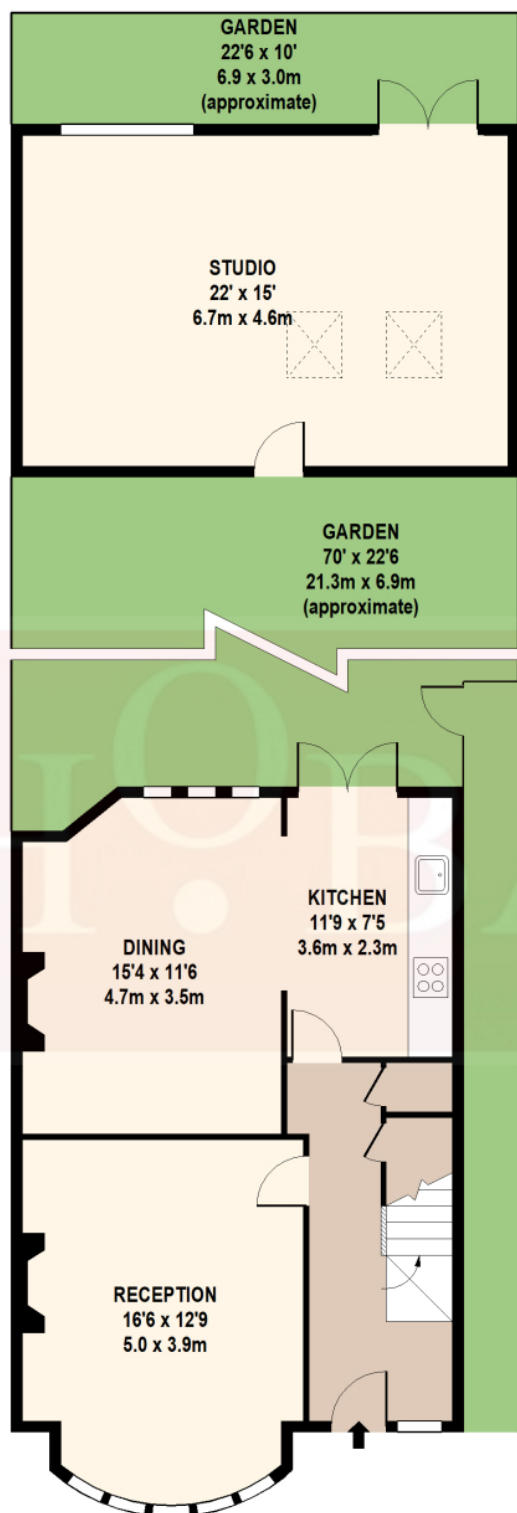
Asking Price £1,225,000

This charming 1930s semi-detached home exudes character, boasting double bay windows and three well-proportioned bedrooms. The property features two spacious reception rooms, a bathroom, side access, and a double garage at the rear, currently utilized as a workshop. Additionally, there is excellent potential to extend the property into the loft and at the rear, subject to the usual planning consents. Situated on a quiet residential street, the house is within a short walk of Bounds Green Underground Station (Piccadilly Line) and the expansive green spaces of Alexandra Park and Palace. The property is located within the catchment area for the highly regarded Rhodes Avenue Primary and Alexandra Park Secondary Schools.

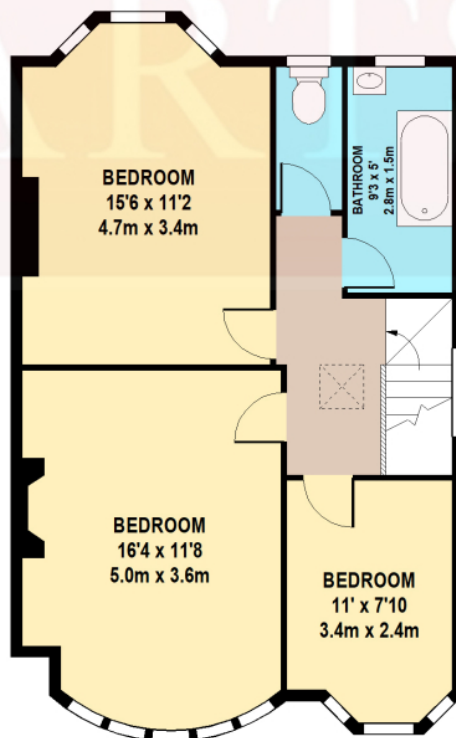
Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobartsproperty.co.uk
442083429000



- Wonderful Family Home
- Within Walking Distance of Tube and Overground
- Excellent potential to extend into the loft and to the rear
- Outstanding Schools
- Spacious Garden & Double Garage/Studio
- Bluebell Wood Nature Walk Right on Your Doorstep
- Near Muswell Hill Golf Club



GROUND FLOOR



FIRST FLOOR

34 WINTON AVENUE
TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107 SQ.M.)

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 mis-statement. 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		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)		
D (55-68)		
E (39-54)	53	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: London, N11

Tenure:

Freehold

Ground rent:**Service Charges:****Local Authority:****Viewings:**

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

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Green, London, N4 4DS

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.