

House (EPC Rating: D)

## 35 CHURCHFIELD AVENUE, LONDON, N12 0NS

# £2,475

### FEATURES

- 2 cosy bedrooms
- Spacious reception room
- Located on Churchfield Ave
- Ideal for small families
- 1 modern bathroom
- Charming 1905 house
- Close to London amenities
- Easy access to transport



**WINGATE**   
Estate Agents

# 2 Bedroom House located in London

Nestled on the charming Churchfield Avenue in London, this delightful house offers a perfect blend of character and modern living. Built in 1905, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents. Spanning an impressive 732 square feet, this home features two well-proportioned bedrooms, ideal for families or professionals seeking a peaceful retreat.

The property includes a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming environment. The bathroom is conveniently located, ensuring ease of access for all occupants.

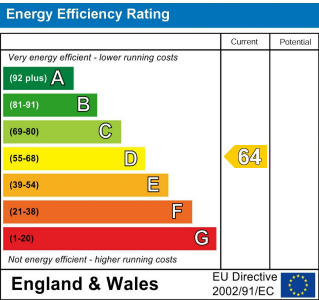
Churchfield Avenue is a desirable location, known for its friendly community and proximity to local amenities. Residents will appreciate the convenience of nearby shops, parks, and excellent transport links, making it easy to explore all that London has to offer.

This house presents a wonderful opportunity for those looking to invest in a charming property with character and potential. Whether you are a first-time buyer or seeking a new family home, this residence is sure to impress. Don't miss the chance to make this lovely house your own.

Call us on  
**02045 310143**

[info@wingatestates.co.uk](mailto:info@wingatestates.co.uk)  
<https://www.wingatestates.co.uk/>

**Council Tax Band**  
**C**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

