



Passmore Gardens, London N11 2PL

welcome to

Passmore Gardens, London

Boasting exceptional ground-floor space, combining a potential 4th bedroom with wonderful reception rooms leading out to the well-presented garden, this beautifully presented, contemporary detached cottage-style home is situated in a quiet residential street.

Located in in this popular residential enclave which combines a peaceful environment with easy access to the Underground, Great Northern and excellent road links, as well as great outdoor spaces and sought-after schools, this unique modern cottage offers exceptional living spaces, and the flexibility to use as a 3- or 4-bedroom property.

Built approximately 14 years' ago, and further enhanced and extended by the current owners, this extremely bright home has an extremely spacious feel, and makes a wonderful space in which to entertain.

Local transport faculties include multiple bus services, Bounds Green (Piccadilly Line) Underground, and New Southgate or Bowes Park (Great Northern) and easy access to the A406 North Circular Road, great for getting out of, and around London.

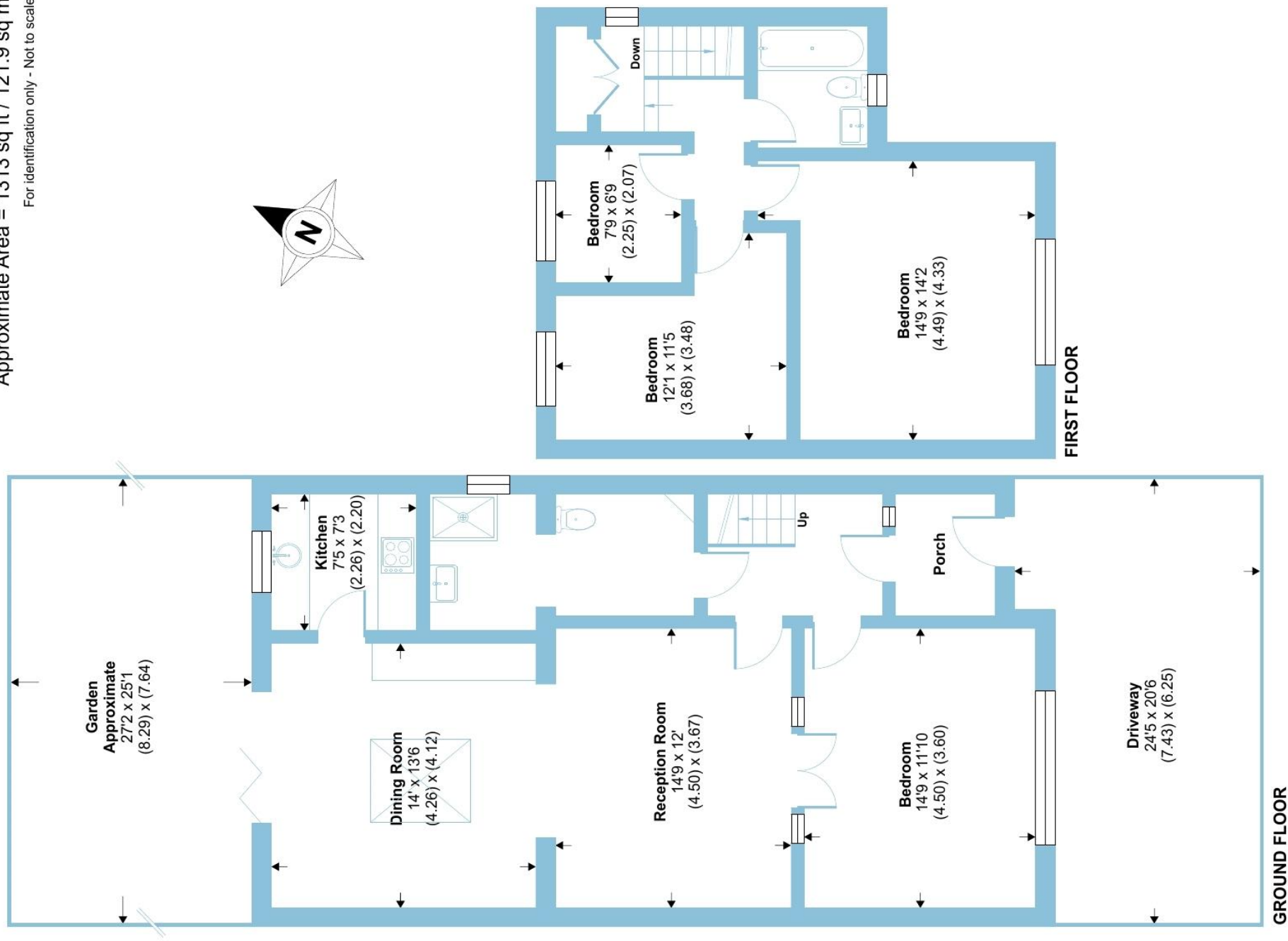
In addition to Muswell Hill Golf Club, there are an extensive range of leisure facilities offered locally at Oliver Tambo Recreation Ground, and at Alexandra Palace & Park.



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Approximate Area = 1313 sq ft / 121.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
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- 2 Large Receptions
- 3rd Reception/4th Double Bedroom
- 3 Further Bedrooms
- 2 Bathrooms
- Off Street Parking for 2 cars

Tenure: Freehold EPC Rating: Pending

Council Tax Band: E

£1,180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUH106150 - 0002

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