



ELMWOOD AVENUE, N13 4HG



£975,000 Freehold

- END OF TERRACE PERIOD FAMILY HOUSE
- TWO BATHROOMS
- EXTENDED OPEN PLAN REAR RECEPTION/KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- SUMMERHOUSE
- FOUR BEDROOMS
- FRONT RECEPTION ROOM
- UTILITY ROOM
- 72' REAR GARDEN
- OFF STREET PARKING

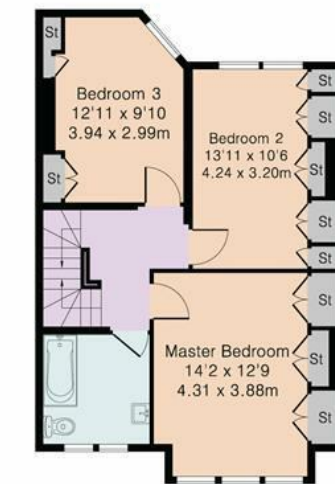
Property Details

Mortemore Mackay are pleased to offer for sale this beautiful, end of terrace, period family house. The accommodation is arranged over three floors and provides four bedrooms, a stylish family bathroom, an ensuite shower room, a front reception room, an extended open plan rear reception/dining/ modern fitted kitchen, a utility room and a downstairs wc. To the rear is a garden that extends to 72'10" with paved patio and lawned area leading to a summerhouse. The front has been paved to provide off street parking. This fine home is located close to Broomfield Park, Palmers Green station and Bounds Green underground station.



Ground Floor

Approximate Gross Internal Area 1846 sq ft – 172 sq m
 Ground Floor Area 785 sq ft – 73 sq m
 First Floor Area 593 sq ft – 55 sq m
 Second Floor Area 301 sq ft – 28 sq m
 Outbuilding Area 167 sq ft – 16 sq m



First Floor



Second 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

