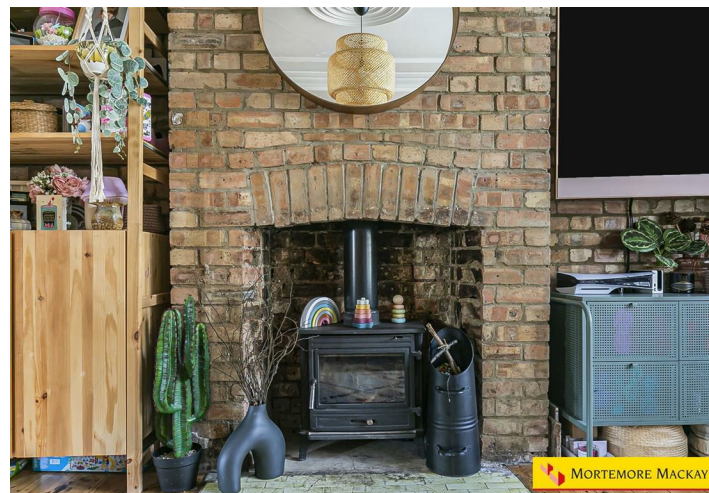
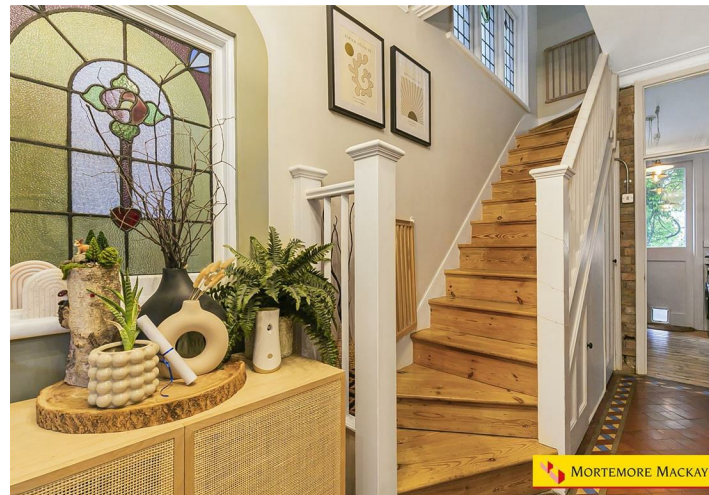




HAWTHORN AVENUE, N13 4JT



£785,000 Freehold

- END OF TERRACE
- KITCHEN
- 3 BEDROOMS
- MODERN FAMILY BATHROOM
- LOFT ROOM
- THROUGH LOUNGE
- DOWNSTAIRS CLOAKROOM
- SOUTH FACING GARDEN
- MANY ORIGINAL FEATURES

Property Details

Welcome to this charming end of terraced house located on Hawthorn Avenue. This property boasts three spacious bedrooms and a loft room, offering ample space for a growing family. The ground floor accommodation consists of a hallway with tiled floor and stunning stained glass window to the side, through lounge with exposed brick walls, stripped floorboards, plantation shutters, burner and French doors to the garden. The kitchen area has a range of wall and base units with range cooker and casement door to the garden. On the first floor are three bedrooms, modern family bathroom and a spiral staircase up to a loft room. The South facing rear garden has a decked area with the remainder laid to lawn with mature flower and shrub borders.

Situated in a sought-after area, this house provides the perfect blend of suburban tranquillity and city convenience with an abundance of period features in keeping with the house.

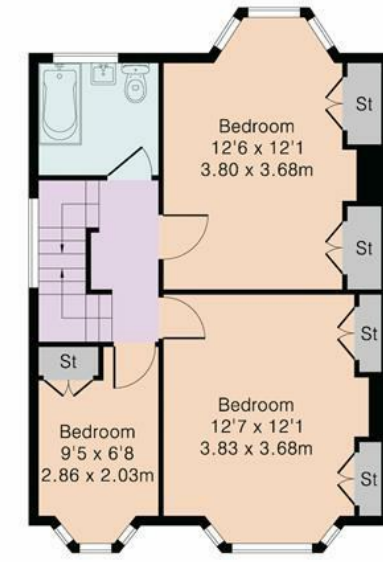
The property's location in London means you are never far from an array of amenities, including shops, restaurants, and excellent transport links. Whether you're looking to explore the city or enjoy a peaceful evening at home, this house caters to all your needs.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the endless possibilities this property has to offer.

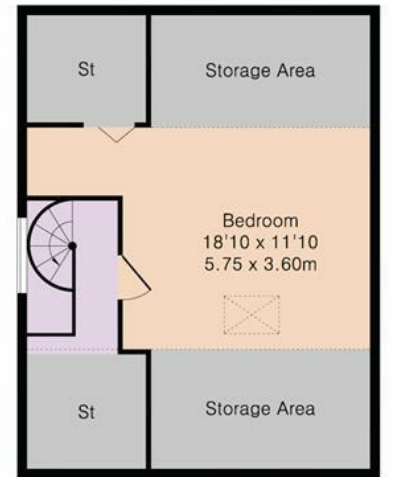


Ground Floor

Approximate Gross Internal Area 1518 sq ft – 141 sq m
 Ground Floor Area 541 sq ft – 50 sq m
 First Floor Area 502 sq ft – 47 sq m
 Loft Room Area 475 sq ft – 44 sq m



First Floor



Loft Room



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			82
(69-80) C		67	
(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	

