



3

Bedrooms



2

Bathrooms







Addison Townsend are delighted to offer this spacious and substantially extended three bedroom semi detached house located in this convenient location within excellent primary and secondary school catchments and within easy access of Oakwood and Southgate Tube stations. The property offers 30' through lounge/dining room. L-shaped kitchen/diner, three double bedrooms, family bathroom and ground floor wet room. Externally boasting approximately 75' West facing rear garden, paved front driveway and garage (currently part converted). Offered for sale on a chain free basis.

### **Entrance Porch**

Entrance via solid wood door. Window to front and side aspect. Door to through lounge/dining room.

**Through Lounge/Dining Room** 30' 10" x 13' (9.40m x 3.97m)

Double aspect, window to front aspect and double glazed sliding doors to rear aspect. Further window to side into kitchen. Fireplace with brick surround. Wall lights. Under stair storage. Two radiators. Door to kitchen.

**Kitchen/Diner** 16' 7" x 9' 9" (5.06m x 2.98m)

Range of wall and base units with splash back tiling. 1 1/2 sink and drainer with mixer taps. Electric oven and gas hobs with extractor hood. Plumbing for washing machine and dishwasher. Tiled floor. Space for fridge freezer. Double glazed window to rear aspect. Door to wet room.

**Wet Room** 7' 1" x 7' 8" (2.15m x 2.34m)

Wall mounted shower attachment. Wall mounted wash hand basin with mixer taps. Low level flush W.C. Frosted double glazed window to side. Radiator. Tiled walls. Lino floor. Extractor fan.

### **Landing**

Staircase to first floor landing. Large storage cupboard. Roof light.

**Bedroom One** 11' 5" x 13' 1" (3.47m x 4.00m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

**Bedroom Two** 13' 2" x 9' 5" (4.02m x 2.86m)

Double glazed window to rear aspect. Radiator.

**Bedroom Three** 10' 4" x 10' (3.16m x 3.06m)

Window to front aspect. Fitted wardrobes. Radiator.

**Bathroom** 9' 4" x 7' 3" (2.85m x 2.21m)

Vanity wash hand basin with mixer taps. Panelled bath with wall mounted shower attachment. Bidet. Frosted double glazed window to front aspect. Tiled walls. Lino floor.

**Separate W.C.** 3' 1" x 3' 10" (0.93m x 1.17m)

Low level flush W.C. Lino floor.

**Garden** 74' 10" x 24' 11" (22.81m x 7.60m)

Paved patio area. Laid to lawn with mature shrub borders. Brick built wall surround. Side access. Outhouse for storage.

**Garage** 6' 6" x 7' 8" (1.97m x 2.34m)

Electric up and over garage door. Currently party converted for the wet room. Used for storage.

### **Driveway**

Paved front driveway providing off street parking. Laid to lawn to side.





Approximate Gross Internal Area 1192 sq ft – 111 sq m  
Ground Floor Area 664 sq ft – 62 sq m  
First Floor Area 528 sq ft – 49 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Avenue Road, London, N14



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