

FREEHOLD



House - Semi-Detached

**30 AVENUE ROAD,
LONDON, N14 4EE**

Price Guide

£825,000

FEATURES

- Charming Victorian House
- Two Bathrooms
- Open Plan Reception with Bi-Fold Doors to Garden
- Three Bedrooms
- Study
- Open Plan Kitchen



RASH & RASH

3 Bedroom House - Semi-Detached located in London

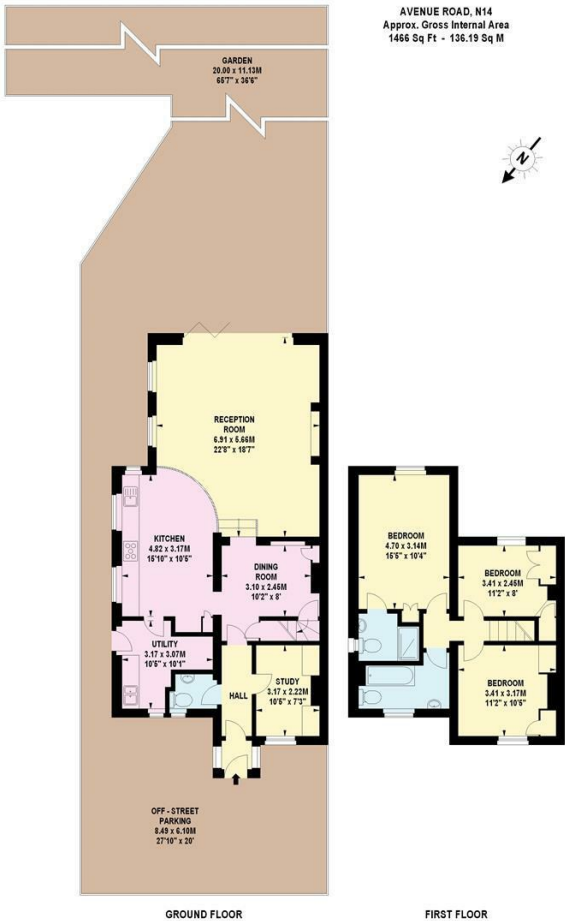
This beautifully presented three bedroom Victorian home with a study offers 1,466 sq. ft of elegant living space in Southgate. Blending period charm with modern design, the property has been thoughtfully refurbished to create a warm and inviting family home.

The ground floor features a welcoming hallway leading to a bright study, ideal for working from home, and a guest cloakroom. The spacious open plan reception room is flooded with natural light and flows effortlessly onto the dining area. A large modern kitchen with a breakfast bar and separate utility room provides both style and practicality, while French doors open onto a stunning south-east facing garden stretching 66 feet, offering a private retreat for relaxation or family gatherings.

Upstairs there are three bedrooms including a principal bedroom with a sleek en-suite shower room, alongside a contemporary family bathroom.

Located moments from Southgate's vibrant high street, residents can enjoy an excellent selection of shops, cafés, and restaurants. Southgate Underground Station (Piccadilly Line) is approximately 0.5 miles away, providing direct access to King's Cross, Covent Garden and Heathrow. The area is also well served by highly regarded schools including Ashmole Academy.

For leisure, Grovelands Park and Broomfield Park are close by. The home also benefits from off-street parking and easy access to the A406 and M25.



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Council Tax Band

F

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

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.

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