



Dorchester Avenue, London, N13 5DX

welcome to
Dorchester Avenue, London

Barnfields are delighted to offer this bay windows, 1930's built three bedroom family house in a popular and sought after residential location, within good access of Palmers Green shopping centre and rail station (Moorgate Line). Good schools are also close at hand.

The spacious extended accommodation requires some modernisation, but offers excellent potential.



Entrance Porch

Entrance Hall

Fitted carpet, radiator, understairs storage cupboard.

Cloakroom / WC

Low flush WC, pedestal wash hand basin (white suite), laminate floor, heated towel rail, wall mounted combination gas central heating boiler.

Lounge / Dining Room

29' 7" x 12' 6" (9.02m x 3.81m)
Fitted carpet, three radiators, picture rail, double glazed French windows to conservatory.

Conservatory

16' 9" x 13' 6" (5.11m x 4.11m)
Laminate floor, radiator, plumbing for washing machine and dishwasher, double glazed French windows to garden.

Kitchen

10' 9" x 7' (3.28m x 2.13m)
Base units with worktops, inset stainless steel sink unit, matching wall cabinets, gas hob with fume extractor hood over, built-in oven, ceramic tiled floor.

First Floor

Bedroom One

14' 2" x 11' 5" (4.32m x 3.48m)
Fitted carpet, radiator, bay, picture rail.

Bedroom Two

14' 2" x 11' 5" (4.32m x 3.48m)
Fitted carpet, radiator, two double built-in wardrobe cupboards.

Bedroom Three

11' 2" x 7' (3.40m x 2.13m)
Fitted carpet, radiator, bay, picture rail.

Bathroom

Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low flush WC, vinyl floor, radiator, loft access.

Outside

Front Garden

Could provide off-street parking subject to permission.

Rear Garden

Easily maintained rear garden laid to lawn, flower and shrub borders.

Double Garage

17' 9" x 16' 4" (5.41m x 4.98m)
Up and over door, power and lighting, rear vehicular access.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



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Dorchester Avenue, London

- Replacement Tiled Roof
- Double Garage At Rear
- No Chain
- Spacious Through Lounge
- Large Conservatory

Tenure: Freehold EPC Rating: C

£550,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF105273 - 0002

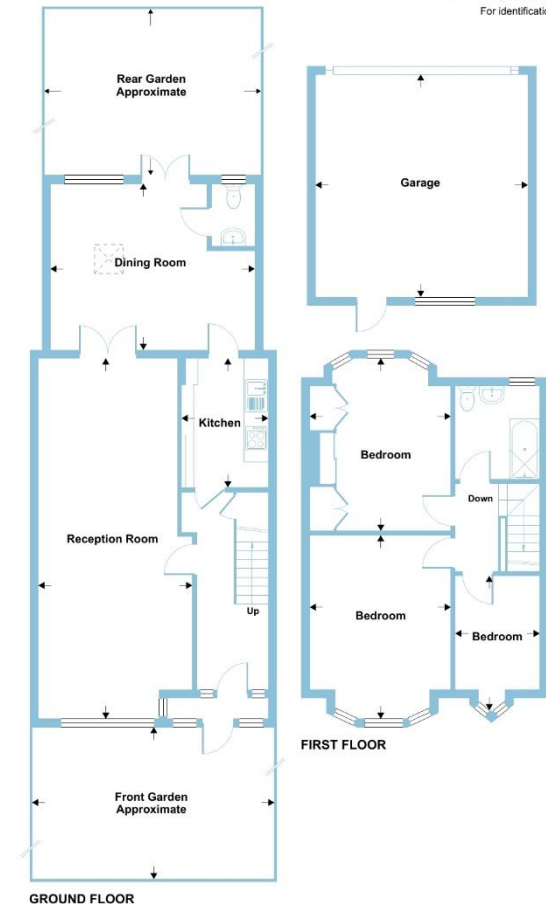
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Approximate Area = 1268 sq ft / 117.8 sq m
Garage = 310 sq ft / 28.8 sq m
Total = 1578 sq ft / 146.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1326019



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