



River Avenue, London, N13 5RP

welcome to
River Avenue, London

Barnfields are delighted to offer for sale this superb extended three bedroom 1930's built detached house with large garage to rear and backing onto the New River. Located in a popular and sought after area within easy access of Palmers Green shopping centre and rail station (Moorgate Line), the North Circular plus good schools are also close at hand. Requiring some modernisation this property is offered on a chain free basis and must be viewed to be fully appreciated.



Lounge

15' 3" x 13' 1" (4.65m x 3.99m)

The front door opens directly to the open plan hallway/lounge with fitted carpet, understairs storage cupboard, cloaks cupboard, two radiators, double glazed windows to front, archway to:-

Dining Room

13' x 12' (3.96m x 3.66m)

Fitted carpet, sliding double glazed patio doors to kitchen/breakfast room, radiator.

Study/Lobby

9' 5" x 8' 4" (2.87m x 2.54m)

Tiled flooring, sliding double glazed doors to kitchen/breakfast room.

Downstairs Shower/Wet Room

Fully tiled shower area with drain, low level WC, bidet, pedestal wash hand basin, tiled flooring, double glazed window to front.

Kitchen/Breakfast Room

26' 6" x 10' 5" (8.08m x 3.17m)

With a range of fitted wall and base units with granite worktops, undermount sink, gas hob with extractor above and oven below, built-in fridge and freezer, tiled splashbacks, double glazed window to rear, door to garden, large double glazed picture window to rear, tiled flooring, two radiators.

Utility Room

Accessed via a door from the garden is a utility room with plumbing for a washing machine and space for a fridge/freezer.

First Floor

Landing

Fitted carpet, double glazed window to side.

Bedroom One

15' 3" x 12' 11" (4.65m x 3.94m)

Fitted carpet, double glazed windows to front, radiator.

Bedroom Two

13' 1" x 12' (3.99m x 3.66m)

Fitted carpet, radiator, double glazed windows to rear.

Bedroom Three

9' 5" x 8' 3" (2.87m x 2.51m)

Fitted carpet, radiator, double glazed window to front.

Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, bidet, pedestal wash hand basin, fully tiled walls and floor, double glazed window to rear, radiator.

Bonus Loft Room

A staircase leads up from the landing to a bonus loft room with wood flooring and eaves storage space.

Outside

Rear Garden

A wide rear garden with a large patio to the front plus rear patio and planted borders to the sides, central lawn area, two side access gates, double glazed door to:-

Garage

A 27ft garage with double glazed windows, an inspection pit and electric up and over door accessed via a driveway from Hedge Lane.

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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welcome to

River Avenue, London

- Three Bedrooms Plus Bonus Loft Room
- Two Reception Rooms Plus Study
- Downstairs Shower Room + First Floor Bathroom
- Extended Kitchen / Breakfast Room
- Large Garage To Rear

Tenure: Freehold EPC Rating: E

offers in the region of

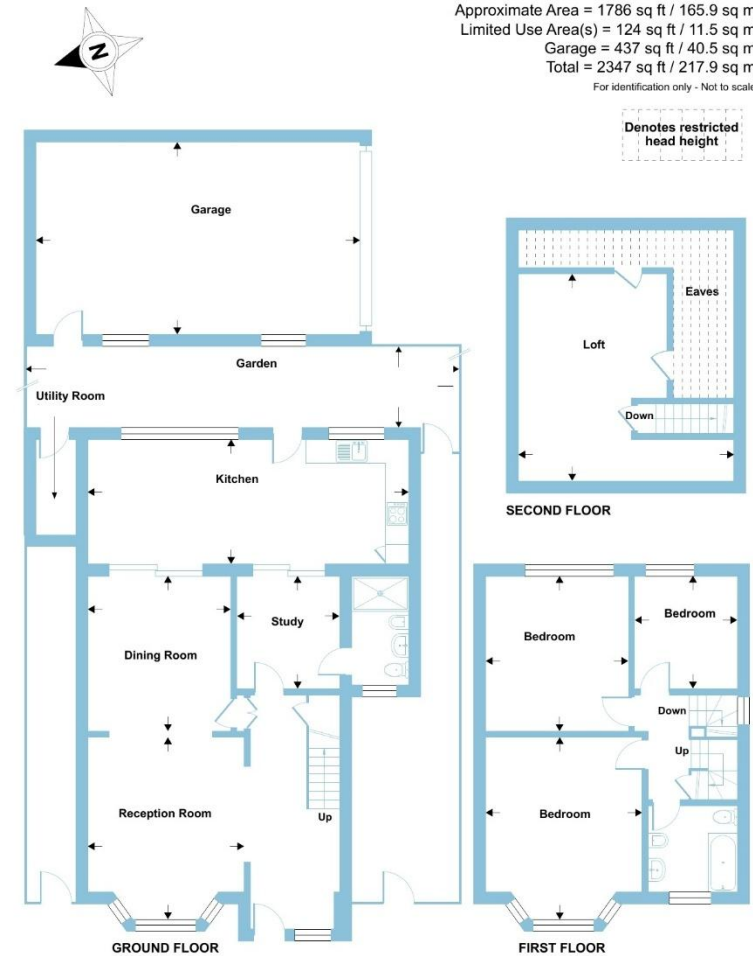
£800,000



Please note the marker reflects the postcode not the actual property

River Avenue, London, N13

Approximate Area = 1786 sq ft / 165.9 sq m
Limited Use Area(s) = 124 sq ft / 11.5 sq m
Garage = 437 sq ft / 40.5 sq m
Total = 2347 sq ft / 217.9 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). © richcom 2025. Produced for Barnard Marcus. REF: 1369805

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Property Ref:
ENF105334 - 0002

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