



# 97 The Avenue

, London, N17 6TE

## Asking Price £630,000

You can't miss this property. Cottage Fields is delighted to present this charming property located on The Avenue in Seven Sisters. Combining classic character and modern convenience, presenting a unique opportunity for homebuyers and investors alike. Featuring two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The well-appointed kitchen is perfect for culinary endeavors, leading out to a large, lush garden that boasts versatile outdoor spaces—ideal for storage, a workshop, or potential studio space.

The property includes a contemporary bathroom, showcasing modern fixtures and fittings, ensuring a comfortable living experience. Downstairs, two generous double bedrooms and a cozy single bedroom, making it perfect for families or those seeking a workspace for a home office or guest room. The loft space is substantial and just waiting to be converted into two bedrooms or potentially two with an en-suite.

Not only the location, this property offers substantial potential for development to the rear. The vendor has also informed us that they previously had planning permission to convert the property into two flats, highlighting its excellent investment potential. Additionally, there is the exciting prospect of a three-level extension, subject to the necessary planning permissions for further customization and expansion.

Situated in a sought-after area with excellent transport links via Seven Sisters and Bruce Grove stations, and close to local amenities and green spaces like Bruce Castle Park, this property is a rare find that promises both a comfortable home and a valuable investment opportunity.

Call one of our property experts now to arrange your viewing before it is snapped up.

### Viewing

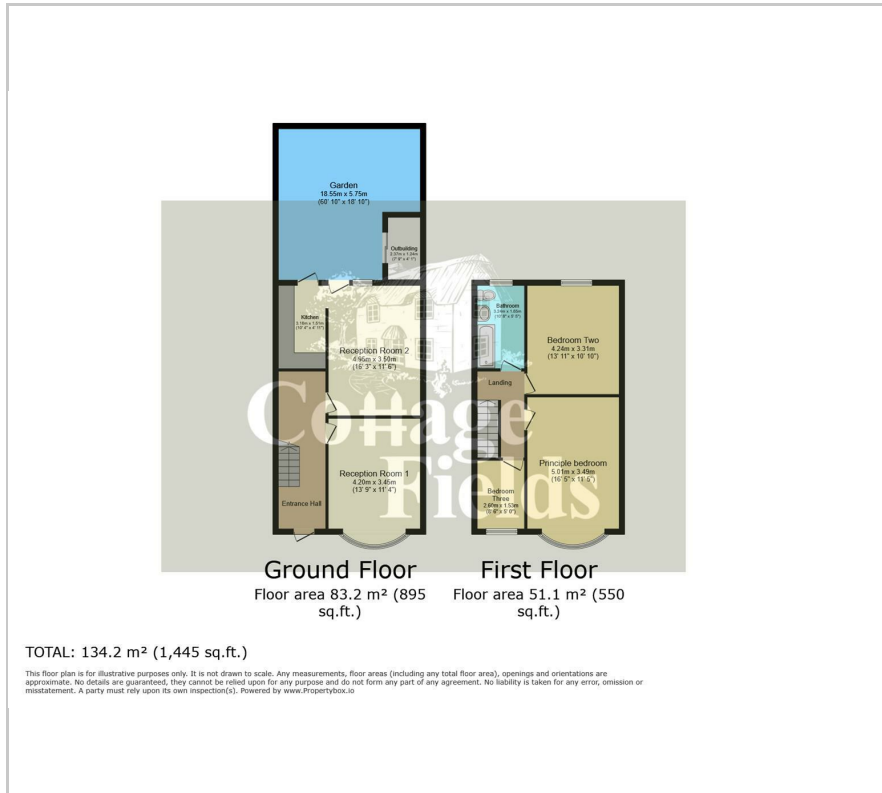
Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.

- Two Reception Rooms
- Potential to develop and extend substantially (stpp)
- Modern Bathroom
- Gas Central Heating - Worcester Bosch CDI Combi Boiler
- Large 60ft Garden with outbuilding
- Walking distance to Local BR station and short distance to Underground stations
- Vendor has informed us of planning to convert into two flats, previously
- Two Double's and one cozy single bedroom

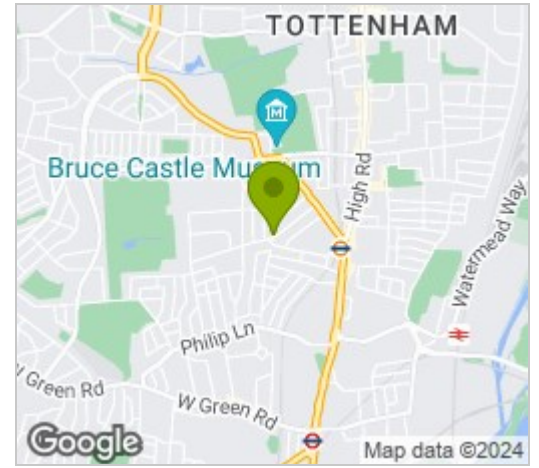




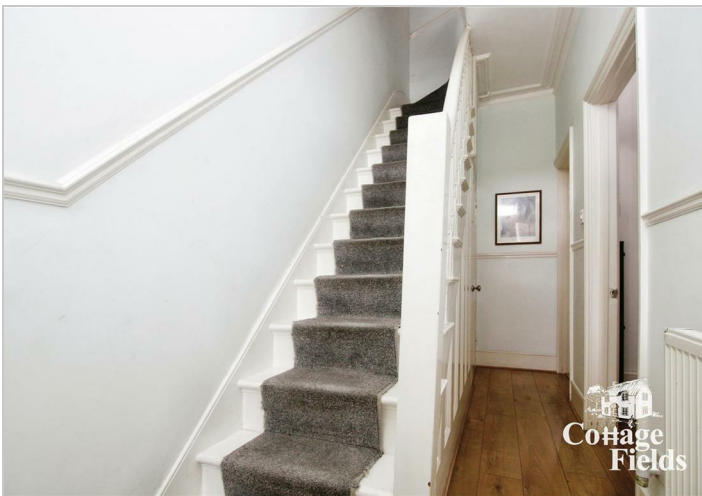
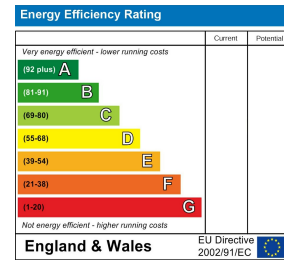
## Floor Plan



## Area Map



## Energy Efficiency Graph



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