



## 89 Westbury Avenue

, London, N22 6SA

Offers Over £700,000

Cottage Fields is delighted to introduce this stunning 4-bedroom terraced home on Westbury Avenue, N22, which has been exquisitely renovated to the highest standard. Boasting an array of features to include Modern Kitchen/Diner, Downstairs W/C and upstairs Bathroom, Potential to develop further (stpp), Renovated throughout, Four Double Bedrooms, walking distance to WoodGreen Underground Station, and many more features that must be seen in person.

As you step inside, you are greeted by a spacious and inviting hallway leading to the heart of the home – a large, open-plan kitchen diner. This modern kitchen is an ideal entertainment space, boasting ample counter space, perfect for culinary creations and family gatherings. The open-plan dining area seamlessly flows into the private rear garden, creating an ideal space for indoor-outdoor living and entertaining.

The property offers four generously sized bedrooms, each meticulously designed to maximize space and comfort. Three upstairs and one downstairs. The principal bedroom boasts a bay window and is spacious. The remaining three bedrooms are equally impressive, benefiting from large windows that flood the rooms with natural light and high-quality finishes that add a touch of elegance. The contemporary family bathroom, fitted with modern fixtures and stylish tiling, ensures that every family member's needs are met.

This property has the potential to extend and develop even further (stpp), call one of our property experts now to arrange your viewing.

EPC Rating D

### 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.

- CHAIN FREE
- Recently Renovated
- Modern Kitchen and Bathroom
- Upstairs Bathroom and W/C, Downstairs W/C
- Gas Central Heating and Double Glazing throughout
- Walking Distance to Wood Green Underground Station
- Three Double Bedrooms
- Good Size Garden
- Extended Kitchen/Diner
- Close to Amenities



Cottage

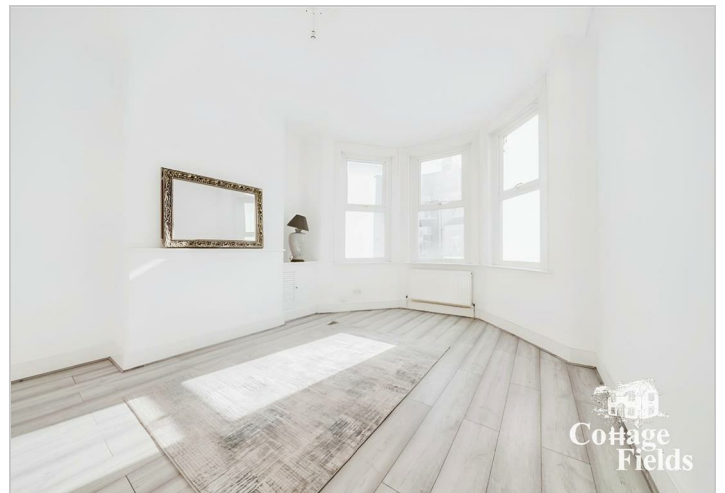
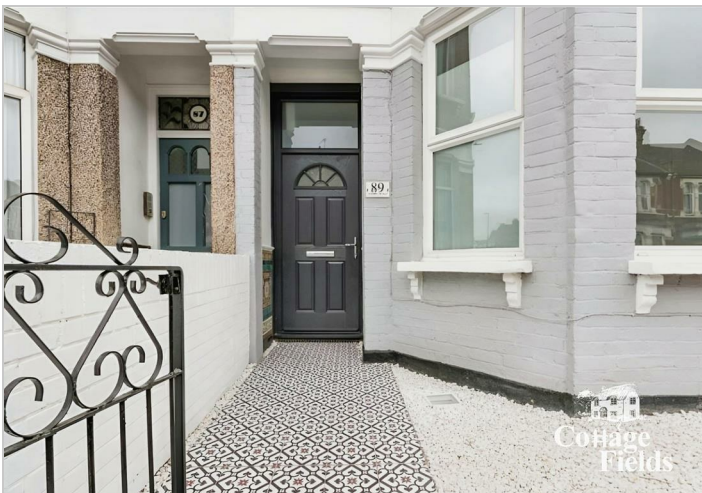
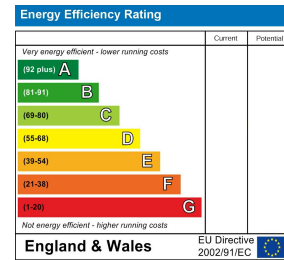
## Floor Plan



## Area Map



## Energy Efficiency Graph



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