



Thorpedale Road, N4 3BS

Guide Price £1,150,000  
Freehold



# Thorpedale Road N4 3BS

Welcome to Thorpedale Road, N4. We are delighted to present this attractive three-bedroom family house, showcasing some clever architectural enhancements.

Occupying an end-of-terrace position, this house boasts an attractive frontage with a black and white tessellated tiled pathway and a beautiful white rosebush. The ground floor offers a through reception, with a large bay window and French doors at the rear allowing natural light to flood the space. Wooden floors, coving, and twin chimney breasts-one with a wood burner and the other used as a wine rack-add a cosy, homely feel. Additionally, a retro serving hatch to the kitchen makes it easy to keep an eye on the children.

Towards the rear of the property, you'll find a sizable kitchen diner. A full wall of shaker-style kitchen cabinetry with chunky wooden work surfaces and a metro-tiled splashback contrasts beautifully with the terracotta-tiled floor. This exceptional space is enhanced by a large central bay window, creating a perfect area for a dining table. Large picture windows on either side add architectural detail, maximising light and space. French doors frame a wonderful view of the garden-a lush, green, secluded space with a practical Yorkstone patio, perfect for entertaining without being overlooked.

Inside, the hallway provides access to a useful cellar for additional storage. Stairs lead to the half landing, where you will find a spacious family bathroom with a frosted window, a white three-piece suite including a shower-bath combination, and a floating wash hand basin with vanity storage. The space is greatly enhanced by a vaulted ceiling and a large Velux window. Next door is the first of the three bedrooms, featuring a vaulted ceiling and a central sash window with a pleasant view over the rear garden.

The first floor offers two additional bedrooms. The guest bedroom benefits from access to a loft space with a pull-down ladder and the principal bedroom at the front boasts two large windows and a full wall of fitted storage, beautifully decorated to create a calm and relaxing space to unwind.

Offering a generous 1226 sq. ft. (106.1 sq. m.) and benefiting from double glazing throughout, the property has a current EPC rating of C. It also offers the potential for a loft conversion and side return, subject to the necessary consent.

Thorpedale Road is a charming residential street located in the vibrant neighbourhood of Finsbury Park. This area boasts excellent transport links, including Finsbury Park Station, providing easy access to Central London via the Victoria and Piccadilly lines, as well as National Rail services. The neighbourhood offers a diverse selection of shops, cafes, and restaurants, along the expansive green spaces of Finsbury Park and Wray Crescent, perfect for leisure and outdoor activities. With its blend of urban convenience and community feel, Thorpedale Road is an ideal location for both families and professionals.





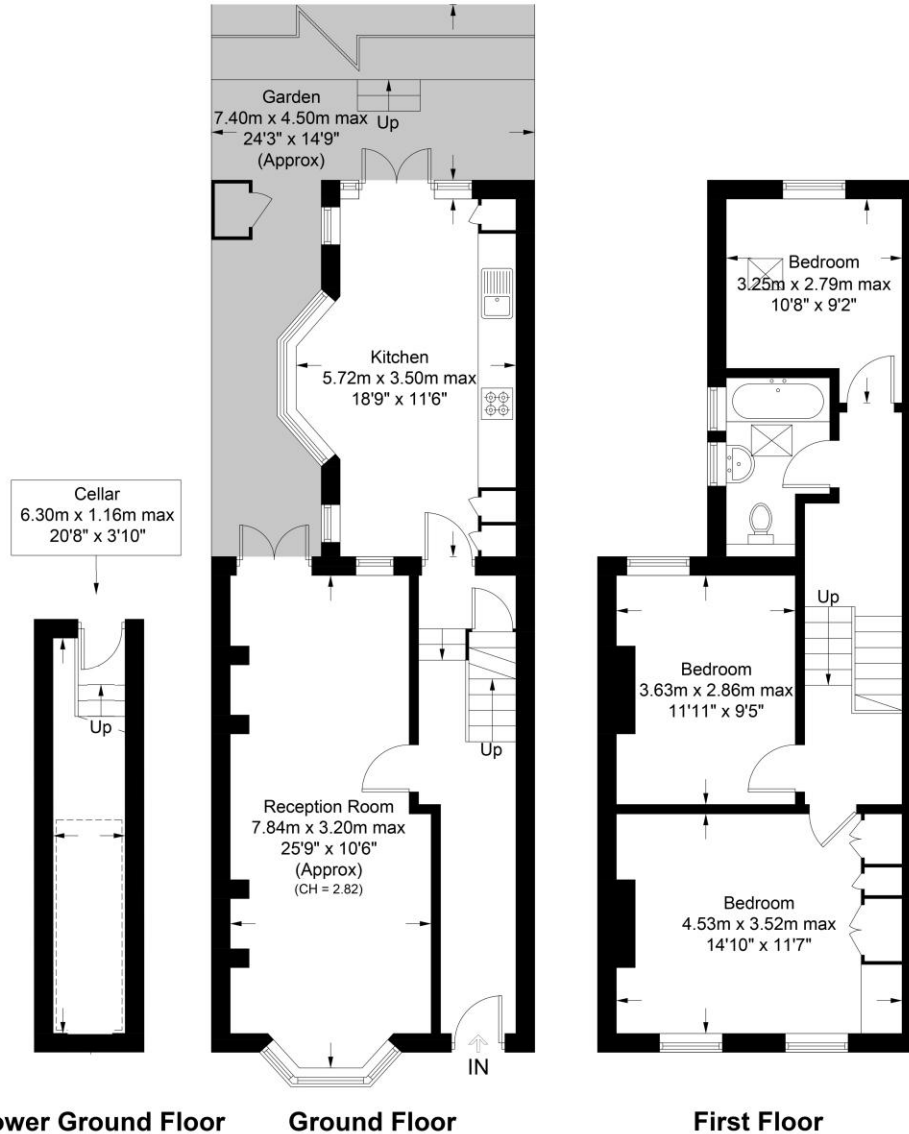


## Thorpedale Road, N4

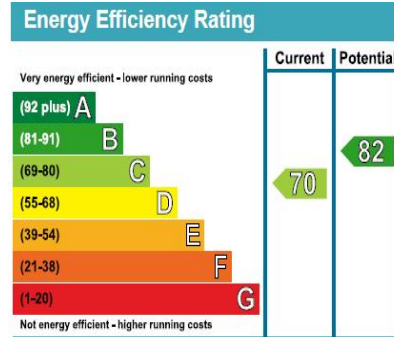
Approximate Gross Internal Area = 1226 sq ft / 106.1 sq m  
 Reduced Headroom = 42 sq ft / 3.9 sq m  
 Total = 1184 sq ft / 110.0 sq m

# DAVID ANDREW

your most valuable asset



- Beautifully Presented
- Three Bedrooms
- Freehold House
- Through reception
- Large Kitchen
- Architectural Enhancements
- EPC Rating C
- 1226 sq. ft. (106.1 sq. m.)



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DA



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1104204)

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### Agent's Note:

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