



Playford Road, N4 3NL

Guide Price £1,100,000  
Freehold



# Playford Road N4

Welcome to Playford Road, we are delighted to present this charming four-bedroom freehold house, lovingly maintained and improved by the current owners for over 30 years - perfectly blending classic features with modern upgrades.

Ornate boundary walls and a neatly kept front garden greet you upon arrival, leading to this home's entrance, where wooden panelled doors with decorative glass insets and classic wood wall panelling set a warm, welcoming tone. The ground floor boasts a bright and spacious dual reception room, which can be divided by wooden, glass panelled doors to create a more intimate space, offering great flexibility for family living. The reception space flows seamlessly into the extended kitchen and dining area, renovated and extended by the owners in 2017. The modern kitchen features a central island with sleek CORIAN work surfaces, integrated appliances, and ample storage. Skylights bathe the area in natural light, while underfloor heating throughout the kitchen and dining space adds additional comfort. Large bi-fold doors open onto the private rear garden, beautifully designed with Indian sandstone paving for low-maintenance entertaining or relaxing with family and friends. The ground floor further benefits by a contemporary bathroom with shower/bath combination, inset WC, sink with vanity storage, enhanced by the comfort of underfloor heating. There's also additional storage tucked away under the stairs. Stairs lead up to the first floor, where you'll find the spacious main bedroom at the rear, benefitting from a Juliet balcony overlooking the leafy back gardens. Next door you'll find the second bathroom, offering a large walk-in shower, inset WC, a sleek vanity unit with additional storage, and a heated towel rail for added comfort. Toward the front of the house are three further well-proportioned bedrooms, offering flexibility for family living, home offices, or guest accommodation.

Tucked away on a quiet residential turning, moments away from Finsbury Park Station and the vibrant neighbourhoods of Stroud Green, Crouch End and Highbury – you're perfectly located to take full advantage of the ever-growing selection of supermarkets, boutiques and local eateries in the area. The popular Parkland Walk nature reserve and Finsbury Park itself are only a short walk away, excellent for dog walking, jogging or an enjoyable stroll on the weekend. Don't forget to take a look at the new City North development, there's a M&S Food Hall and a Picturehouse cinema, all exciting new additions to the area.

Freehold house | Four bedrooms | Two bathrooms | Extended kitchen/dining area | Dual reception room | Private rear garden | 1231 SQ FT - 114.3 SQ M | Lovingly cared for by the current owners for over 30 years | Fully double glazed - EPC rating C |

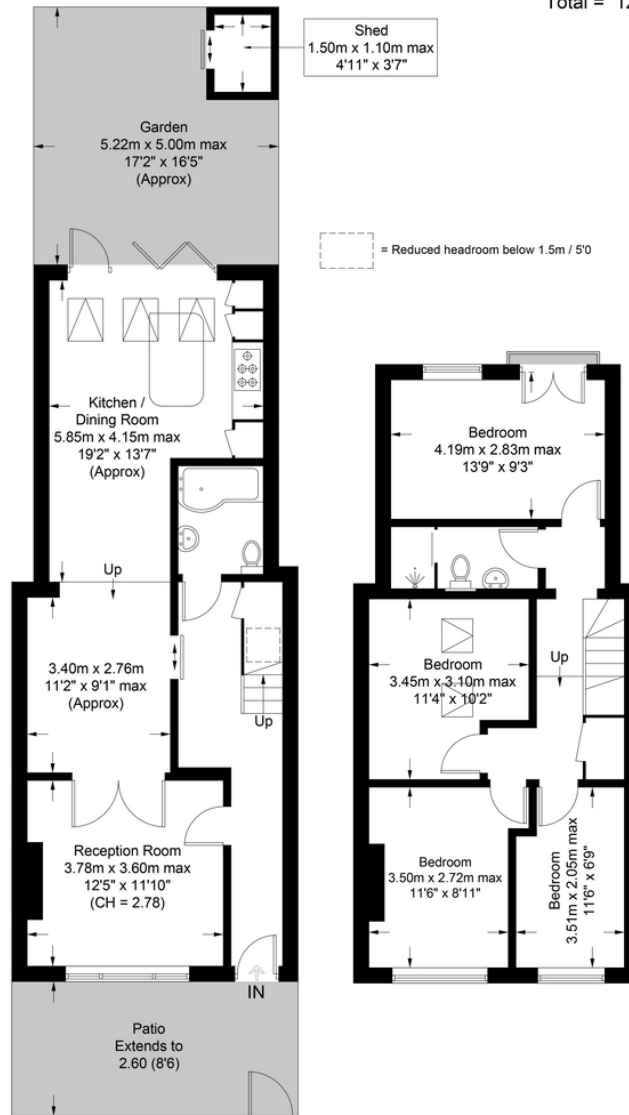






## Playford Road, N4

Approximate Gross Internal Area = 1231 sq ft / 114.3 sq m  
 Shed = 17 sq ft / 1.6 sq m  
 Reduced Headroom = 5 sq ft / 0.5 sq m  
 Total = 1253 sq ft / 116.4 sq m



**Ground Floor**

**First Floor**

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. (ID1124378)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

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