



Springcroft Avenue, N2
London

£1,750,000

This well-proportioned four double bedroom Edwardian semi-detached home sits on a popular tree-lined avenue just south of Fortis Green, with East Finchley and Muswell Hill close at hand. Extended on the ground floor and offering excellent living space, the house has a wonderful 75ft west-facing rear garden, period detailing throughout, high ceilings and excellent local schools nearby.

Beyond the pretty stained-glass front door, with a stained-glass window to the side, a good-sized hallway leads to two large reception rooms that have been knocked through to create a bright, open space with a bay window to the front. To the rear, doors open into the extended kitchen and dining area, flooded with light from a glazed ceiling and featuring an exposed brick wall, with French doors and a window overlooking and leading out to the garden. The kitchen has ample storage and worktops, and there is also a useful downstairs cloakroom.





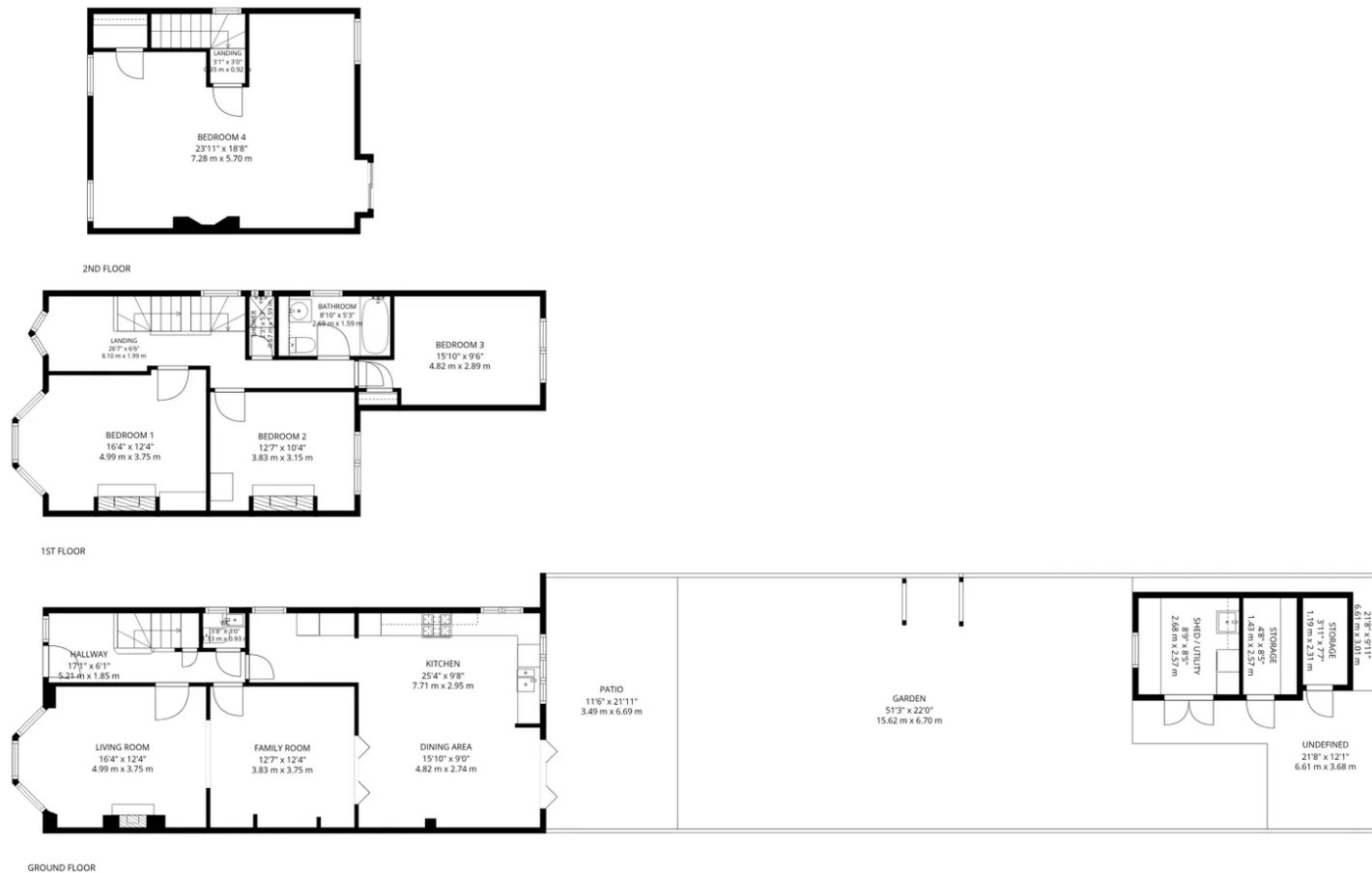
Upstairs, the first floor offers three double bedrooms, a bathroom, a shower room and a large landing, which was originally a box bedroom and is now a useful open office area. The loft has been converted to provide a further large double bedroom, with French doors to the rear opening onto a Juliet balcony, and Velux windows to the front and rear. An attractive period staircase with intricate balustrades leads between the floors.

Outside, the west-facing garden measures approximately 75ft and is a particular highlight, with a patio, lawn, established planting to the borders and a useful summerhouse at the rear. There is also side access. Coldfall Wood is a short walk away, and Cherry Tree Wood and Highgate Wood are also nearby.



Springcroft Avenue is well located for East Finchley Underground Station and local bus routes, while Muswell Hill is a level walk away. East Finchley High Road offers a great selection of independent cafés and shops, as well as the historic Phoenix Cinema, one of the oldest working cinemas in the country. There are highly regarded primary and secondary schools in the area, together with a strong sense of community.

Please Quote Ref: AW1324



Total: 1915 sq. Ft, 178 m2

Ground Floor: 815 sq. Ft, 76 M2, 1st Floor: 669 sq. Ft, 62 M2, 2nd Floor: 431 sq. Ft, 40 m2
 Excluded Areas: Shed / Utility: 77 sq. Ft, 7 M2, Storage: 68 sq. Ft, 7 M2, Undefined: 162 sq. Ft, 15 M2,
 Patio: 251 sq. Ft, 23 M2, Walls: 205 sq. Ft, 19 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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