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Beaconsfield Road, London, N15

Guide Price £900,000



1880 sq ft and much larger than the average four bedroom family home, arranged over three floors and within moments of Seven Sisters. There is further scope to add an outbuilding in the garden, subject to the usual consents.

Guide Price £900,000 to £950,000

A beautifully extended family home with a rear extension, side return and loft conversion.

Situated on the highly sought after Beaconsfield Road N15, just off West Green Road, this impressive four bedroom property offers a wonderful balance of modern comfort and traditional charm.

The ground floor features two spacious reception rooms, one a formal living room and the other an inviting reading or relaxation space.

To the rear is an impressive open plan kitchen and dining room measuring over twenty six feet by fifteen feet, ideal for entertaining. It includes underfloor heating and doors that open onto a seventy foot garden with a decking area, perfect for enjoying outdoor dining.

The first floor offers three double bedrooms and a good sized family bathroom with a waterfall shower.

The top floor provides a large principal bedroom with a dual aspect and a luxury bathroom that includes a skylight, a full size sash window, underfloor heating, a free standing bath and a separate shower.

Additional features include underfloor heating in the kitchen and dining area and in the top floor bathroom, elegant oak flooring on the upper floor, double glazing throughout and thoughtful design touches that make this home ready to move into.

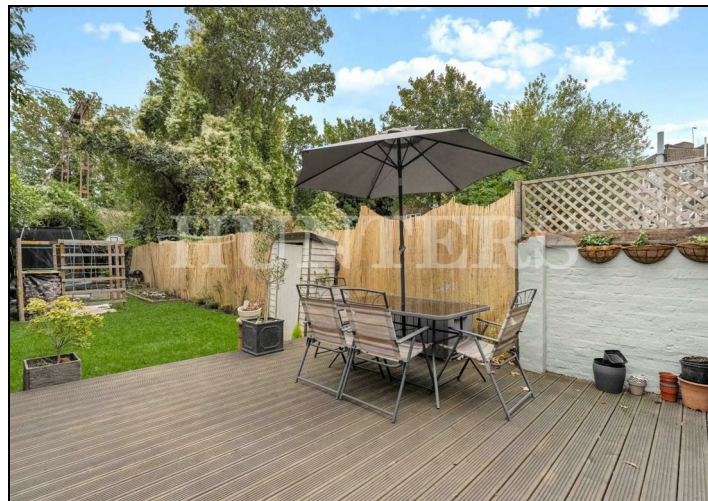
Outside, the landscaped rear garden extends to approximately seventy feet, offering generous space for outdoor living and entertaining. To the front, there is a dropped kerb which gives the potential to reconvert the front garden into off street parking.

Beaconsfield Road N15 is a desirable tree lined residential street, perfectly placed for access to a variety of local shops, cafes and transport links. The area is also in the catchment for excellent schools and well served by a number



KEY FEATURES

- 1880 sq ft Of living space
- Guide Price £900,000 - £950,000
- Beautiful oak flooring on upper floor
 - Close to amenities
 - Immaculately presented
 - Four double bedrooms
 - Underfloor heating
- Potential for off street parking
 - Sought after location
 - EPC Rating D

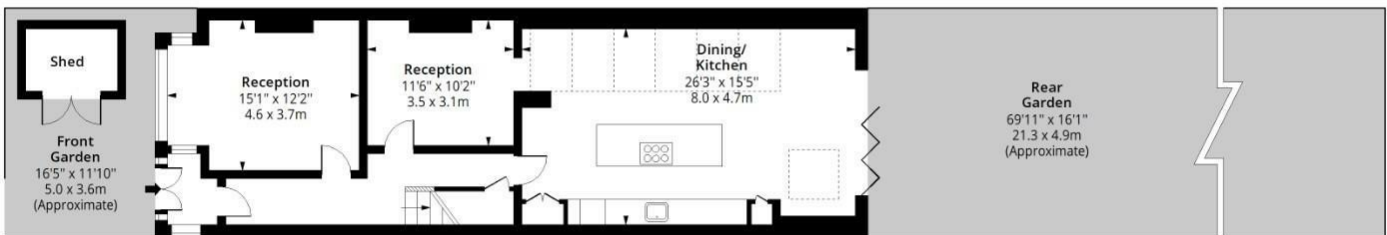
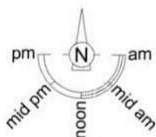




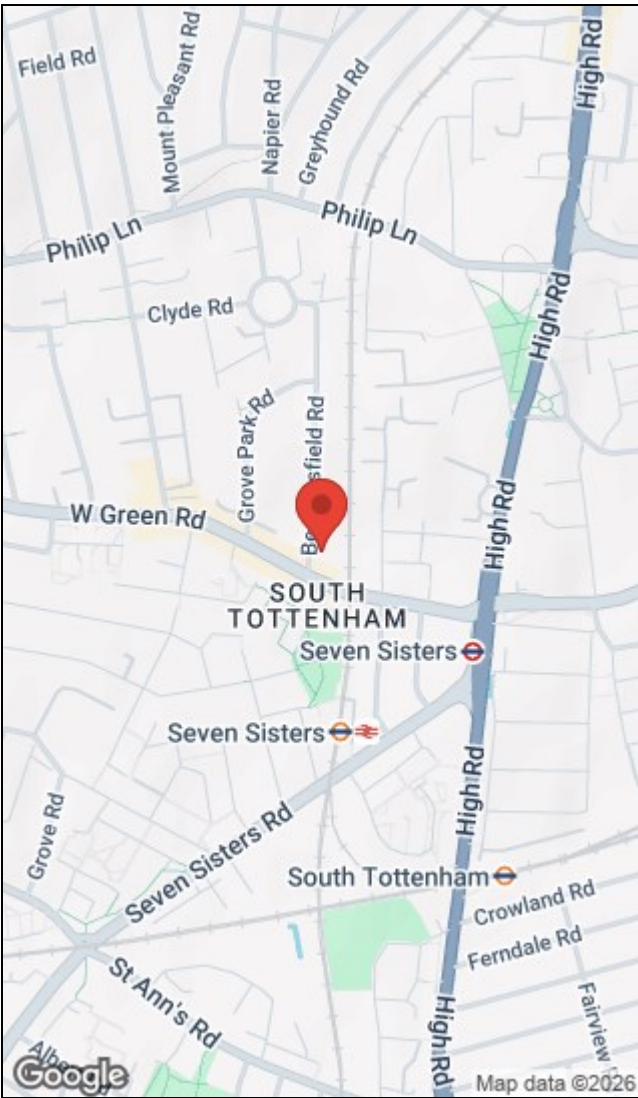


Beaconsfield Road, N15

Approximate Gross Internal Area = 1880 Sq Ft - 174.65 Sq M
(Including Eaves Storage)



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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