ASKING PRICE

£625,000 Freehold
Tewkesbury Terrace

N11

PROPERTY SUMMARY

Set within a desirable residential setting in the heart of Bounds Green, this well-appointed three-bedroom family home offers a generous and versatile arrangement of living space, complemented by a bespoke kitchen, established rear garden and off-street parking. Combining attractive proportions with a considered layout and excellent connectivity, the property provides a wonderful opportunity to create a sophisticated and highly individual family home in one of North London's established residential neighbourhoods.

The ground floor features twin reception rooms, providing versatile spaces for both relaxation and entertaining, alongside a separate dining room and bespoke kitchen. The kitchen opens directly onto the rear garden, creating a seamless connection between the interior and outdoor spaces.

Upstairs, the accommodation comprises three bedrooms, including two generous double bedrooms and a single bedroom, together with a family three-piece bathroom. The property also offers potential for loft conversion, subject to the necessary planning consents.

To the rear, the established garden provides a pleasant outdoor retreat, featuring a raised patio area, lawn and mature planting, offering an inviting setting for outdoor dining and relaxation.

The location is particularly well suited to modern North London living, with New Southgate Railway Station conveniently positioned nearby, offering rail connections towards central London and beyond. Bounds Green Underground Station, served by the Piccadilly Line, is also within easy reach. Nearby Myddleton Road offers a selection of independent shops, cafés and restaurants, while the surrounding area provides a range of everyday amenities and recreational spaces.

Combining spacious accommodation, twin reception rooms, bespoke kitchen fittings, established outdoor space and excellent connectivity, this is an attractive opportunity to create a distinctive and comfortable family home in a sought-after North London location.

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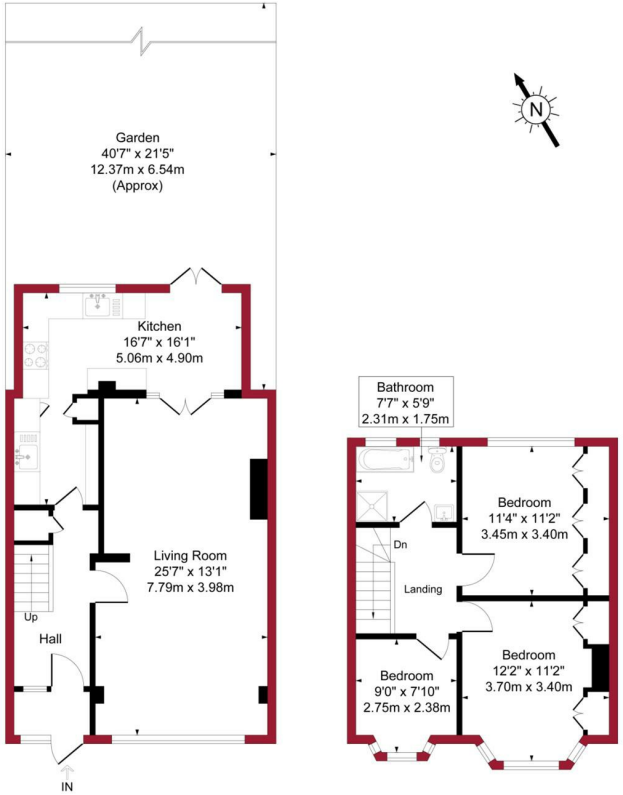
Tewkesbury Terrace, London, N11 **Approximate Gross Internal Area** = 1064 sq ft / 98.7 sq m



Ground Floor
Gross Internal
Floor Area 625 sq ft / 58.0 sq m

First Floor
Gross Internal
Floor Area 439 sq ft / 40.7 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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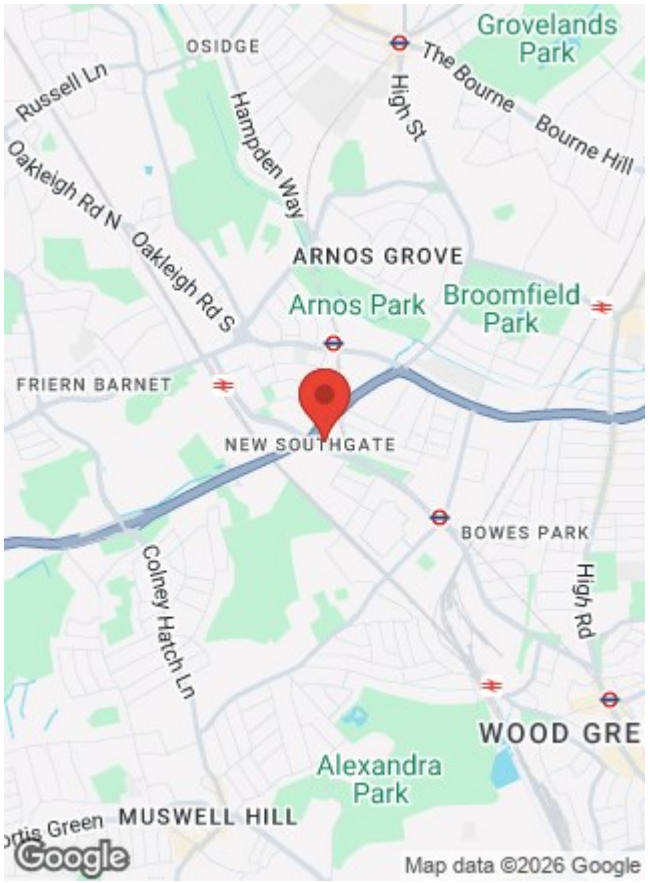
Transport:
Bounds Green offers excellent transport links, making it a highly desirable location for commuters and families alike. Bounds Green Underground Station (Piccadilly Line) provides direct services into Central London, with convenient connections to key destinations including King's Cross, Leicester Square, and Heathrow Airport. Bowes Park Mainline Station is also within easy reach, offering regular rail services into Moorgate and the City. A comprehensive network of local bus routes further enhances connectivity, providing easy access to neighbouring areas including Wood Green, Palmers Green, Muswell Hill, and Enfield.

Shopping & Leisure:
Bounds Green benefits from a superb range of local amenities, with a variety of independent shops, cafés, restaurants, and everyday conveniences available along Bounds Green Road and the surrounding area. The vibrant shopping facilities of Wood Green are close by, offering an extensive choice of high street retailers, supermarkets, leisure facilities, and dining options. The area is also well served by an excellent selection of green open spaces, including the popular Broomfield Park and nearby Alexandra Palace Park, providing attractive surroundings for walks, recreation, and outdoor activities. With its blend of excellent transport links, local amenities, and access to open spaces, Bounds Green remains a sought-after location within North London.

Directions to Our Office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.



House - Terraced

Freehold

Council: Enfield

Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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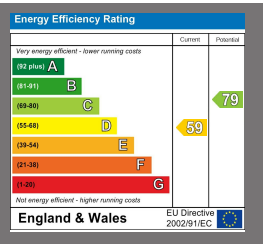
OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

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