



Cranley Gardens, N10
London

£2,000,000

This beautiful and characterful Edwardian four double-bedroom family home is full of original period features and is presented in good condition throughout. Flooded with natural light, it offers elegant, generously proportioned accommodation with off-street parking to the front, for 2 cars and an electric car charging point, a stunning 130ft rear garden and a large loft offering excellent potential for extension (subject to usual consents). Much-loved by the current vendors for 35 years, this truly special home is situated on the popular, tree-lined Cranley Gardens, a fantastic location equidistant from Muswell Hill, Crouch End and Highgate, with Highgate Wood, Queen's Wood and Alexandra Palace on your doorstep.

The large ground-floor hallway is accessed via a beautiful stained-glass door and features the original tiled floor, an attractive stained-glass window to the side, and a gorgeous original staircase with intricate newel posts and balustrades – setting an impressive tone throughout. To the front is an elegant reception room with high ceilings and period detailing. To the rear is a lovely reception room with a bay window and French doors opening directly onto the garden. The heart of the home is the light-filled kitchen/diner, flooded with natural light from French doors, a large window and overhead skylight, providing a perfect space for family meals and entertaining. A useful downstairs cloakroom completes this level.

Upstairs, the first half-landing features a double bedroom with views over the garden, a bathroom and a separate WC. The first floor proper offers two large double bedrooms – one to the front, one to the rear enjoying extensive views across the gardens, Alexandra Palace and far-reaching vistas up to Muswell Hill, and a large family bathroom. All landings are bathed in natural light from an overhead skylight





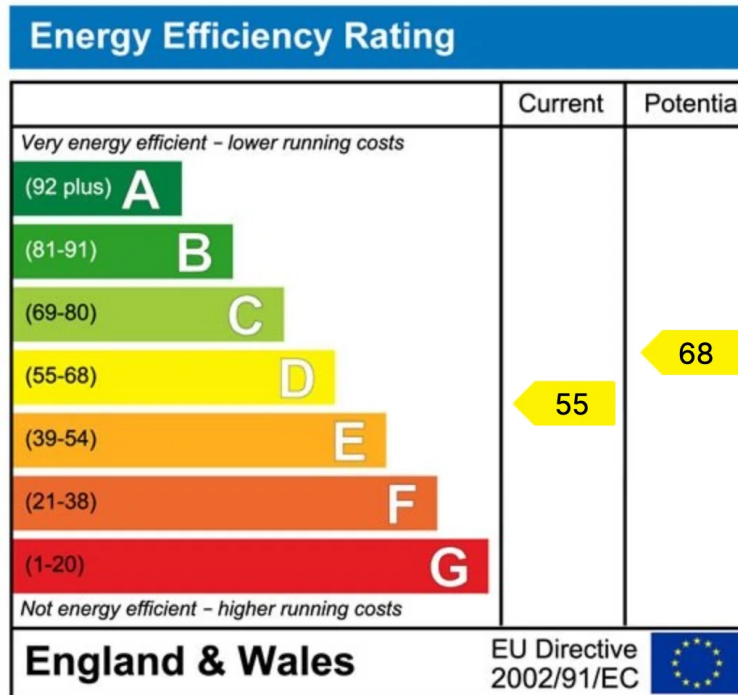
The top floor houses a fourth generous double bedroom with a hatch to a large loft offering excellent potential for conversion into a further bedroom and en-suite (subject to usual consents).

Outside, the impressive 130ft rear garden is a true highlight – accessed from both the rear reception room and kitchen/diner, it features a spacious patio area for al fresco dining, a large lawn bordered by mature and established planting, dedicated vegetable beds, and a charming summerhouse to the rear (complete with electricity). A Rhino greenhouse adds practical appeal for keen gardeners, while the garden has been thoughtfully part-designed by a Chelsea Flower Show gold medal winner, creating a beautifully balanced and inspiring outdoor space. Off-street parking to the front, for two cars, provides excellent practical convenience.

The location is outstanding. Cranley Gardens is a sought-after cherry-tree-lined road with Alexandra Palace and Park on the doorstep, while the beautiful ancient woodlands of Highgate Wood and Queen's Wood provide peaceful walks and nature escapes. Numerous bus routes serve the area, Highgate Underground Station (Northern Line) is within reach, and local shops are at the end of the road, with the vibrant Broadway amenities of both Muswell Hill and Crouch End all readily accessible.

A beautiful, elegant and characterful Edwardian home with off-street parking, a magnificent garden, and exceptional views – early viewing is highly recommended.

Please Quote Ref: AW1324





TOTAL: 1977 sq. ft, 184 m2

Basement: 0 sq. ft, 0 m2, Ground floor: 988 sq. ft, 92 m2, 1st floor: 239 sq. ft, 22 m2, 2nd floor: 569 sq. ft, 53 m2, 3rd floor: 181 sq. ft, 17 m2

EXCLUDED AREAS: CELLAR: 132 sq. ft, 12 m2, STORAGE: 38 sq. ft, 4 m2, LOW CEILING: 252 sq. ft, 23 m2,

LOFT : 100 sq. ft, 9 m2, WALLS: 246 sq. ft, 25 m2

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



Amanda Walker

07817 598 309

amanda.walker@exp.uk.com

https://amandawalker.exp.uk.com