



Anthony Webb

Dawlish Avenue, London, N13  
Offers In Excess Of £700,000 Freehold

Anthony  Webb  
ESTATE AGENTS

# Dawlish Avenue, London, N13

A CHAIN FREE and well presented 1930s style three bedroom semi-detached house requiring some updating. This property offers great potential to increase the living space by extending to the rear and into the loft space subject to usual consents.

Dawlish Avenue is a popular, highly sought after residential turning located between Wilmer Way and Powys Lane and is a short walk to Broomfield Park and Palmers Greens shops, restaurants and mainline station into Moorgate. Arnos Park and both Arnos Grove and Bound Green underground stations are also within easy walking distance/short bus ride. There are several schools nearby including the outstanding rated Bounds Green infant school.

Front door to hallway • Front reception with bay window • Rear reception with double doors to garden • Galley kitchen with original tiled floor and door to garden • Guest wc • First floor landing with access to loft space • Two double bedrooms and a single bedroom • Bathroom and separate w.c • Front garden • Garage to rear via rear accessway • New roof 2022 • Well maintained rear garden with paved patio area and side access.

Enfield Council tax band E

- Three bedrooms
- 1930s Semi-detached house
- Two receptions
- Kitchen
- Ground floor guest w.c
- Bathroom+separate w.c
- Garage to rear
- Front and rear gardens

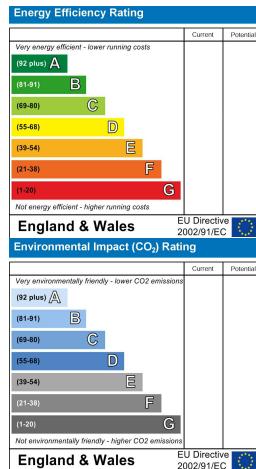




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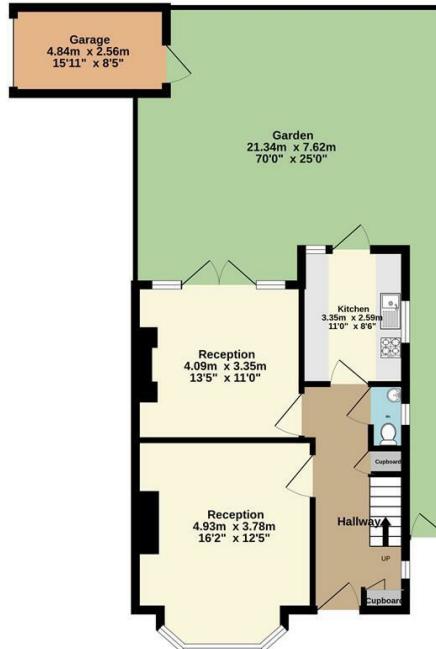
Tenure: Freehold

Gross Internal Area: 1104.00 sq ft



Ground floor

1st floor



TOTAL FLOOR AREA : 102.6 sq.m. (1104 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other details are approximate and should not be relied upon as such for any area, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplanner.com

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