



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

**Anthony Webb**  
ESTATE AGENTS



# Dawlish Avenue, London, N13

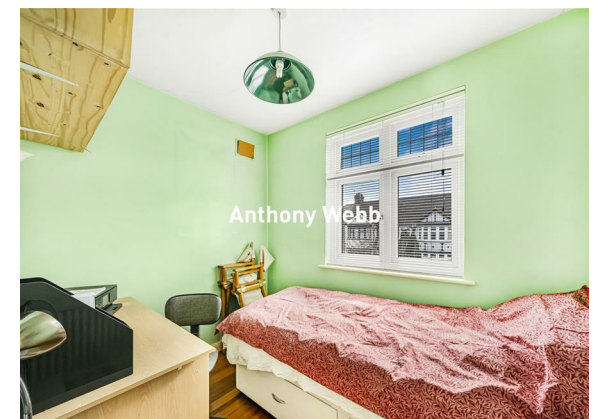
A CHAIN FREE and well presented 1930s style three bedroom semi-detached house requiring some updating. This property offers great potential to increase the living space by extending to the rear and into the loft space subject to usual consents.

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









Dawlish Avenue  
London  
N13 4HP

Tenure: Freehold  
Gross Internal Area: 1104.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-54) D		
(50-54) E		
(47-48) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-54) D		
(50-54) E		
(47-48) F		
(1-40) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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