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£650,000

Glenwood Road, Haringey, London N15



BRITISH PROPERTY AWARDS 2021 2024

GOLD WINNER

ESTATE AGENT IN BARNET

3 Bedrooms

1 Bathroom

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2A Church Hill Road, East Barnet, EN4 8TB |
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0208 275 1555

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Three-bedroom terraced house comprising two reception areas, a fitted kitchen/diner, three double bedrooms and one bathroom. The property benefits from double glazing, gas central heating, a rear garden and potential to extend subject to the necessary planning permissions. It is chain free and located close to Turnpike Lane Tube station, Haringey Green Lanes Overground station, local shopping facilities and restaurants.

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This three-bedroom terraced house is situated on Glenwood Road, Haringey, and is offered for sale on a chain-free basis. The accommodation provides two reception areas, a fitted kitchen/diner, three double bedrooms and one bathroom, together with double glazing and gas central heating. The front entrance opens into the hallway, which provides access to the principal living accommodation and the staircase to the upper floor. The through lounge extends from the front of the property towards the rear and provides two connected reception areas with windows at the front and rear, allowing the room to be used as separate sitting and dining spaces or as one continuous living area. The reception rooms have fitted or freestanding storage and television points, with the layout offering access through to the kitchen/diner. The kitchen/diner is positioned towards the rear of the house and includes a range of fitted wall and base units, work surfaces, a tiled splashback and tiled flooring. Appliances shown include an electric oven and hob, a fridge freezer, a dishwasher, a washing machine and a microwave. Glazed rear doors open from this area onto the garden, providing direct access to the outdoor space. The rear garden extends behind the property and includes a paved section adjoining the house, with the remainder laid mainly to lawn and enclosed by timber fencing. Mature planting and trees are present within the garden, and the space includes an area suitable for outdoor seating and children's play equipment. The first floor provides three double bedrooms and the family bathroom. The principal bedroom is positioned at the front of the property and includes views towards the street, together with space for a double bed and freestanding storage furniture. The second bedroom is also a double room and has a rear-facing window, fitted or freestanding wardrobes and additional storage space. The third double bedroom is located on the upper floor and includes a window, fitted storage and space for a double bed and other bedroom furniture. The bathroom is fitted with a bath and shower, a wash basin and a WC, with tiled walls and flooring and a rear-facing window. The property retains traditional terraced-house features externally, including a front garden area enclosed by a low wall and access path from the pavement. Double glazing and gas central heating are installed throughout the accommodation. The house also offers potential to extend, subject to obtaining the necessary planning permission and building regulation approvals. Parking arrangements are subject to the applicable local restrictions and permits. The property is located within easy access of Turnpike Lane Tube station and Haringey Green Lanes Overground station. Haringey's shopping facilities, restaurants and other local amenities are also nearby, providing access to everyday services and transport connections. The energy performance certificate records a current rating of 69, within band C, with a potential rating of 86, within band B.
ENTRANCE HALL: *20' 00" x 3' 05" (6.10m x 1.04m)* Laminated flooring, radiator, coving to ceiling, under stairs storage cupboard.

FRONT RECEPTION: *14' 00" x 12' 00" (4.27m x 3.66m)* Bay double-glazed window to front aspect, radiator, laminated flooring, coving to ceiling.

REAR RECEPTION: *11' 10" x 9' 04" (3.61m x 2.84m)* Double-glazed window to rear aspect, laminated flooring, radiator.

KITCHEN/DINER: *20' 08" x 9' 00" (6.30m x 2.74m)* Double-glazed doors to garden x 2, wall and floor standing kitchen units, electric hob, electric oven, plumbed washing machine, plumbed for dishwasher, tiled flooring, part tiled walls, extractor.

LANDING: *12' 0" x 5' 05" (3.66m x 1.65m)* Carpet, loft access.

REAR BEDROOM: *10' 07" x 9' 00" (3.23m x 2.74m)* Double-glazed window to rear aspect, carpet, radiator.

BATHROOM: *6' 10" x 6' 00" (2.08m x 1.83m)* Double-glazed window to side aspect, heated towel rail, panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low-level flush water closet, tiled walls, tiled flooring.

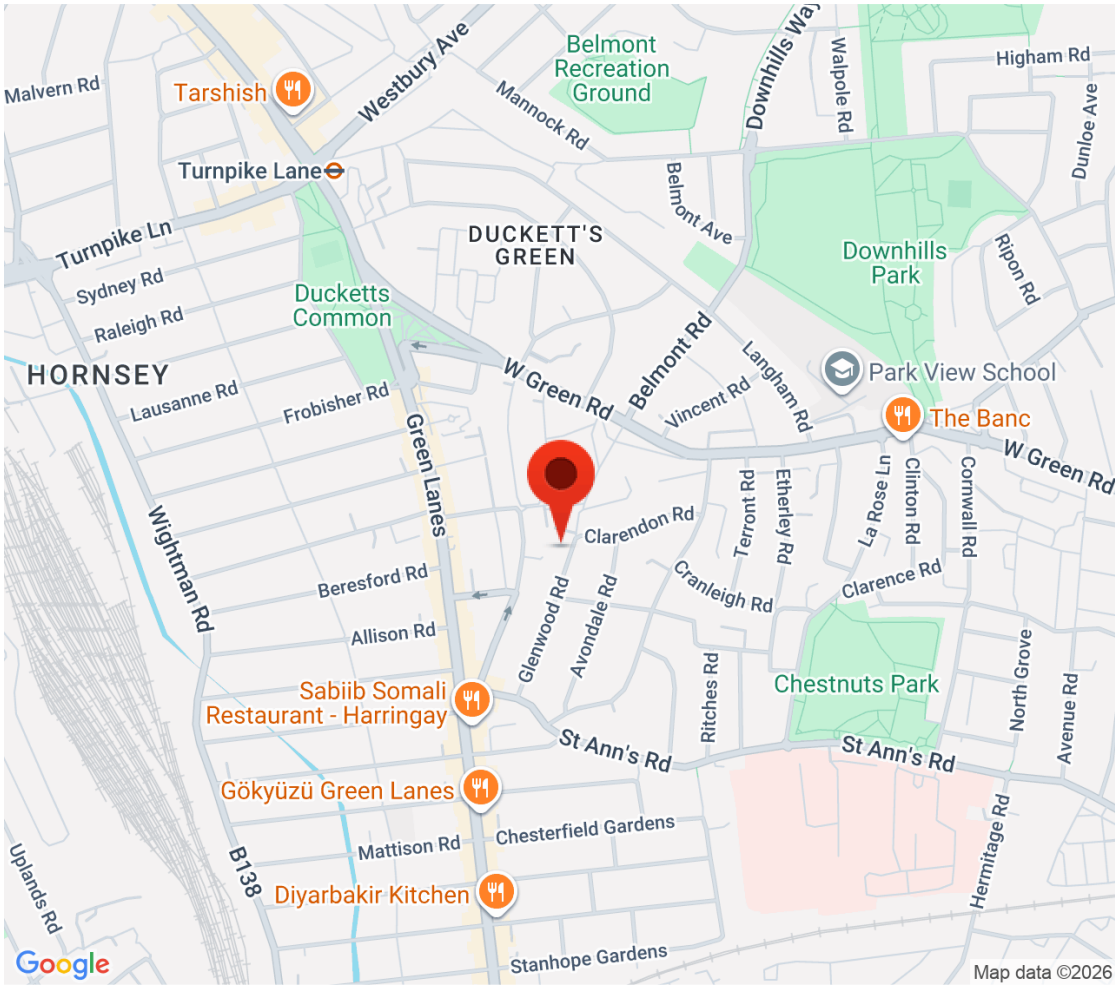
MIDDLE BEDROOM: *11' 09" x 9' 06" (3.58m x 2.90m)* Double glazed window to rear aspect, carpet, radiator.

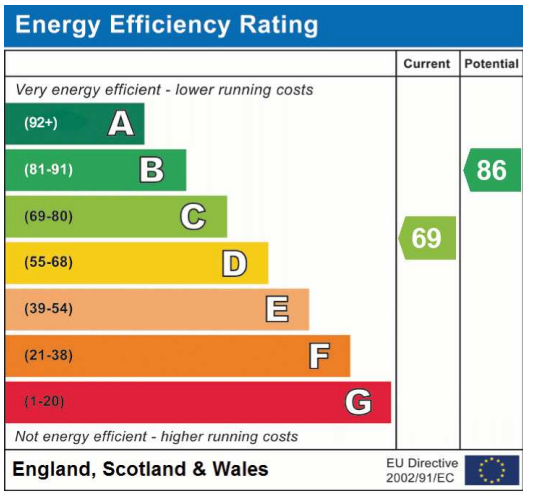
FRONT BEDROOM: *11' 03" x 15' 05" (3.43m x 4.70m)* Double-glazed window to front aspect x 3, carpet, radiator.

GARDEN: *59' 00" x 16' 00" (17.98m x 4.88m)* Mainly laid to lawn, westerly facing.

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