FREEHOLD

House - Semi-Detached

90 PYMMES GREEN ROAD, LONDON, N11 1DD

Offers Over

£600,000

FEATURES

- Chain Free
- Two Receptions
- Conservatory
- Quiet Road

- Three Bedrooms
- 1150 sq.ft
- Guest Cloakroom
- Garage to Rear

3   1   3   E

RASH & RASH

3 Bedroom House - Semi-Detached located in London

Situated on the ever-popular Pymmes Green Road, this charming three bedroom semi-detached home offers an impressive 1,150 sq ft of internal space and is offered chain free.

Step inside to discover a bright and spacious through reception room, a bright conservatory overlooking the garden, creating a peaceful retreat, a separate kitchen and a guest cloakroom.
At the far end of the garden, a private garage provides secure parking or additional storage.

Upstairs, you'll find three generously sized bedrooms and a family bathroom, providing ample space for growing families or those needing a home office.

Perfectly positioned for commuters, this home is just a short walk from Arnos Grove Underground Station (Piccadilly Line) and New Southgate Railway Station, offering swift access into Central London. Families will appreciate the proximity to several well regarded schools, and Broomfield Park is nearby for weekend strolls and outdoor activities.

Council Tax Band

E

PYMMES GREEN ROAD, N11
Approx. Gross Internal Area
1150 Sq Ft - 106.84 Sq M
GARAGE
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M

GARAGE
5.61 x 2.78M
18'5" x 9'1"

GARDEN
17.82 x 6.58M
58'6" x 21'7"

CONSERVATORY
3.00 x 2.76M
9'10" x 9'1"

KITCHEN
4.26 x 2.11M
14' x 6'11"

DOUBLE RECEPTION ROOM
9.21 x 3.65M
30'3" x 12'

BEDROOM
4.70 x 3.09M
15'5" x 10'2"

BEDROOM
4.47 x 3.35M
14'8" x 11'

BEDROOM
3.16 x 1.93M
10'4" x 6'4"

GARDEN

GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		81
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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 are advised to recheck the measurements.

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