



**Coldfall Avenue, N10**  
London

**OIEO £1,250,000**

This charming and beautifully presented four double-bedroom, two-bathroom end-of-terrace Edwardian residence is tucked away in a desirable cul-de-sac in Muswell Hill. Flooded with natural light throughout, this well-proportioned home retains many lovely original period features and is in excellent order throughout – a wonderful family house with spectacular far-reaching views across North London.

The welcoming entrance hall, complete with hardwood flooring that runs throughout the entire ground floor, dado rail, under-stairs cupboard, a utility cupboard for laundry facilities and a convenient downstairs cloakroom, sets a warm tone for the house. To the front is an elegant reception room with a bay window, period fireplace with tiled hearth and inserts, built-in bookshelves and cabinets, ornate coving, dado rail and ceiling roses. This flows through to a second reception area with sliding patio doors opening directly to the garden. The heart of the home is the extended kitchen/diner, fitted with modern wall and base units and attractive stainless steel worktops incorporating a sink with mixer tap, plus air conditioning for year-round comfort. The diner area is flooded with light from the overhead glazed roof, French doors and a large picture window that overlook and give access to the garden – perfect for relaxed family meals and entertaining.

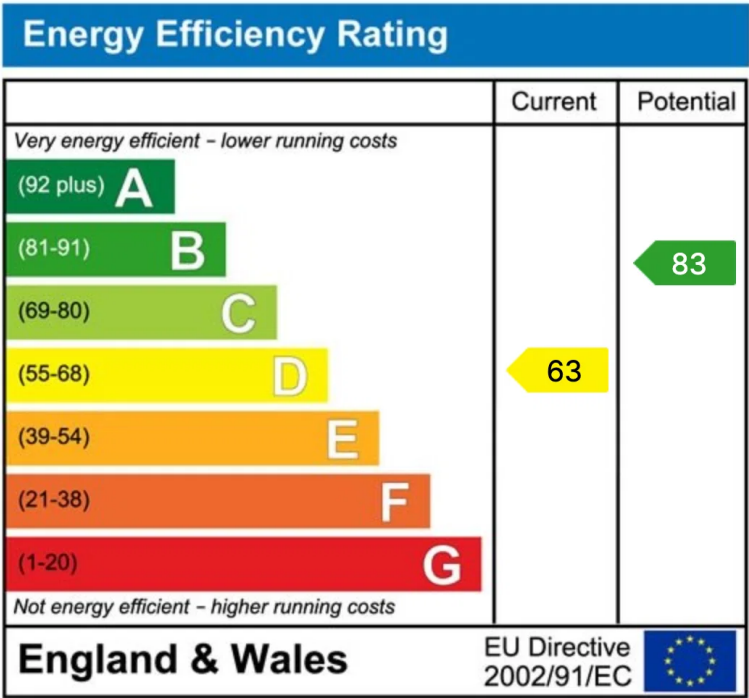
Outside, the private rear garden is a delightful feature: decking steps down to a paved patio, a circular lawn section, mature shrubs and borders, with side access to the front – ideal for outdoor living and play.



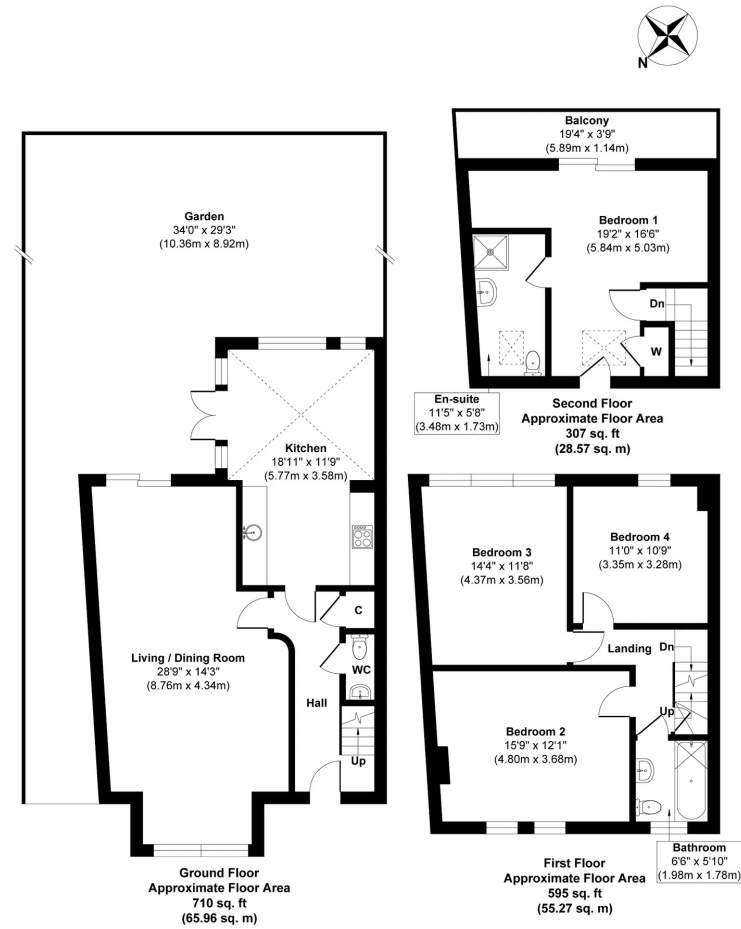


Upstairs, the first-floor landing serves three double bedrooms (all with coving and air conditioning units) and a smart family bathroom. The second-floor landing, lit by a Velux window, leads to the principal bedroom (currently used as a family room). This spacious dual-aspect room has under-eaves storage, sliding double-glazed doors leading out to a decked balcony to enjoy those stunning panoramic views, and a Velux window. It benefits from its own generous en-suite shower room, fully fitted with a large shower, wash hand basin with counter top and inbuilt storage underneath, wall-hung WC – all flooded with light from a Velux window.

The location is outstanding. Coldfall Avenue is a peaceful cul-de-sac in Muswell Hill, with Muswell Hill Broadway within easy reach – offering a vibrant selection of independent boutiques, restaurants, cafés and everyday shops. The house falls within the catchment for the highly regarded Coldfall Primary School (literally moments away) and Fortismere Secondary School, making it particularly appealing for families. Excellent bus services connect to Highgate and East Finchley Underground Stations (Northern Line) for quick access to central London, while nearby green spaces include Coldfall Wood, Highgate Wood and Alexandra Park for lovely walks and recreation.



Please Quote Ref: AW1324



**Approx. Gross Internal Floor Area 1,612 sq. ft / 149.80 sq. m.**

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