

De Bohun Avenue, London, N14 4PU



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De Bohun Avenue

This charming 5-bedroom family residence is nestled on a quiet road, within easy reach of transport links. The property also benefits from proximity to reputable local schools, making it a prime location for families.

As you step through the front porch, you are greeted by a spacious hallway that sets a welcoming tone for the home. Leading off from here is a generously sized reception room, currently used as a formal dining room, with a beautiful bay window overlooking the front aspect, allowing for ample natural light.

Adjacent to the dining room, a second large reception room serves as a comfortable lounge. This cosy space features a log burner and double doors that open into a bright, sunny room, perfect for relaxing or entertaining.

The kitchen is well-equipped with a range of integrated appliances, designed with functionality in mind. From the kitchen, doors open directly onto the garden. To complete this floor there is also a guest W.C

On the first floor, the spacious principal bedroom impresses with ample fitted wardrobe space and a bay window that bathes the room in natural light.

Additionally, there are three further well-sized bedrooms on this floor and a family bathroom. On the top floor there is a generous sized bedroom, complete with an ensuite bathroom. This floor also includes a versatile office space, perfect for working from home or as a study area.

The rear garden is primarily laid to lawn, bordered by planted shrubs that add a touch of greenery and privacy. A spacious patio area offers the perfect setting for outdoor entertaining. Additionally, there are two large storage sheds, providing ample storage space.

The front of the property is fully paved, offering convenient off-street parking for several vehicles.

Location: Situated in a convenient location within easy reach of local shops, restaurants and Piccadilly underground stations at both Cockfosters and Southgate.













ARENA D
Festival del
14 giugno - 8 settembre 2013
*Je veux vivre
dans ce rêve*
ROMÉO
ET JULIETTE
di Charles Gounod

DEAD SEA





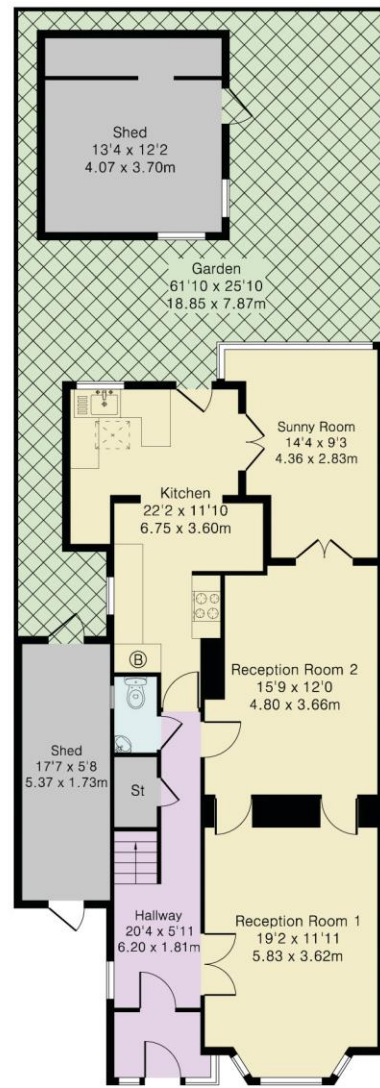












Ground Floor

Approximate Gross Internal Area 2176 sq ft - 202 sq m

Ground Floor Area 1016 sq ft – 94 sq m

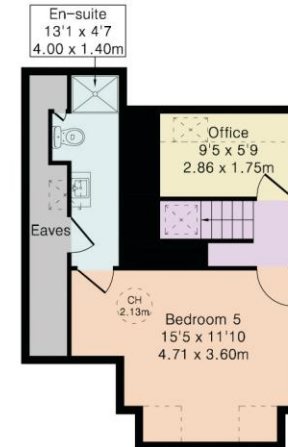
First Floor Area 664 sq ft – 62 sq m

Top Floor Area 334 sq ft – 31 sq m

Outbuilding Area 162 sq ft – 15 sq m



First Floor



Top Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G
Local Authority – Enfield

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