

Townsend Avenue, London, N14 7HJ



Townsend Avenue

A truly wonderful family home. This rarely available semi-detached home is set on a premium road, offering an immediate sense of space, security and comfort, in addition to being situated nearby to the area's leading education facilities and key transport links.

Beautifully restored, renovated, and extended this five-bedroom, double-fronted house, is nestled on a tree-lined road and comes with an abundance of charm and modern amenities. The property benefits from convenient side access and features a spacious driveway with ample off-street parking for multiple vehicles. The property also offers additional potential for further extension, subject to planning permission (STPP).

As you enter the welcoming hallway, you are greeted by high ceilings. The elegant coving in the two reception rooms is well-proportioned and have the added benefit of soundproofing panels. The first reception room is ideal for use as a formal lounge, while the second reception room is perfect for a dining area, giving you a choice of spaces for both relaxation and entertaining. Downstairs there is a versatile bedroom that can be used as an office or fifth bedroom or a third reception.

The kitchen is a true highlight of the property, boasting modern integrated units and design with a luxurious quartz kitchen island. This space is perfect for hosting guests with plenty of room for a family to gather around. The ground floor also includes a fully tiled bathroom complete with a walk-in shower.

The new staircase which has been newly carpeted leads to the upper floor, where you will find three larger than average double bedrooms and a good size single, all filled with natural light and ample storage space. The family bathroom is also fully tiled and features a demisting mirror - perfect for busy mornings.

The impressively sized landscaped garden has had new fencing put in. Adjacent to the house is a beautiful patio area, perfect for dining and entertaining outdoors. Additionally, there is a second patio space at the bottom of the garden which provides an ideal area for outdoor activities, or it could serve as the foundation for an outbuilding in the future.

Offered in a pristine condition, this property is calling out to anyone who wants to take advantage of its many attractions and move into a ready-made home.

This home is situated in a premium location, offering great transport links within a very short distance. Arnos Grove Station (Piccadilly Line) and Palmers Green Station (Great Northern Railway/Thameslink) are within walking distance offering very accessible transport options.

The North Circular is within an easily reached distance of around 1.5km, giving arterial access to and from the capital and links to other transport links, while bus stops to and from the area are every few hundred yards or less.

When it comes to education you will be spoiled for choice as it is well catered for with Ashmole secondary school, Broomfield secondary school and Keble school.





























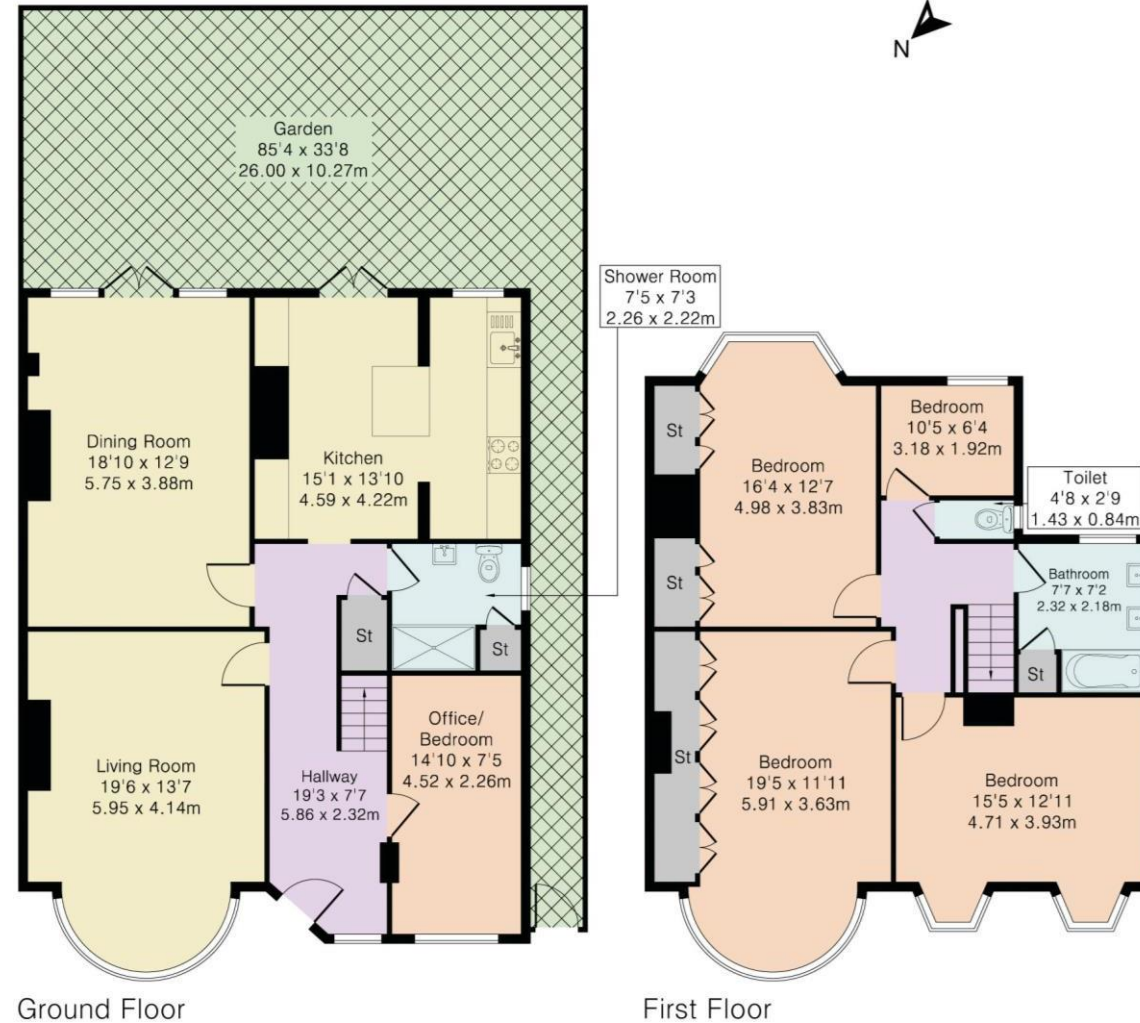




Approximate Gross Internal Area 1830 sq ft - 170 sq m

Ground Floor Area 1025 sq ft – 95 sq m

First Floor Area 805 sq ft – 75 sq m



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.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax - G
Local Authority – Enfield

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