



Queens Avenue, London, N3

£1,250,000 *Freehold*

4  3  2 

We are pleased to offer this four-bedroom, period style family home which is full of character throughout, but has also been modernised and extended to a high standard.

The property is ideally located for shopping facilities, transport links, good Ofsted rated schools, and within walking distance to Victoria Park.

KEY FEATURES

- Fully renovated and extended family home
- Lovely blend of modern & period features
- Front living room
- Open plan living to the rear
- Four bedrooms
- Two bathrooms
- Spacious rear garden
- Off street parking



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The ground floor is comprised of front reception room, large open plan kitchen/dining/living area leading out to a lovely rear garden, forming part decking and part lawn, and separate utility room/ WC. To the first floor there are three spacious bedrooms and a modern family bathroom, followed by a wonderful primary bedroom to the top floor with a modern ensuite. Further benefits include off street parking for two cars. An internal viewing is highly recommended!



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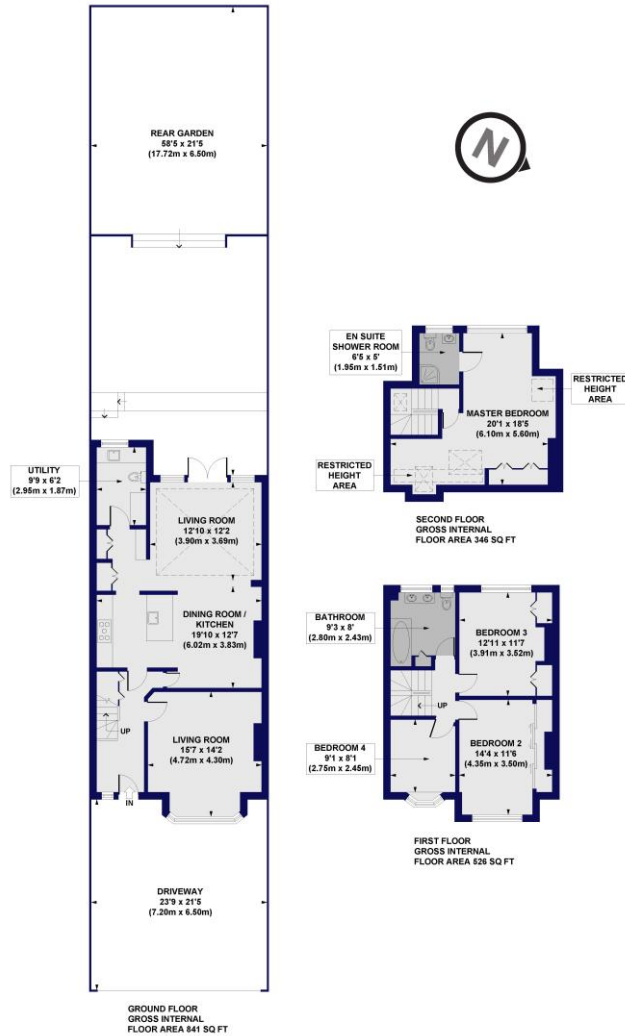
MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D

Queens Avenue, N3

Approx. Gross Internal Floor Area 1713 sq. ft / 159.10 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1683 sq. ft / 156.32 sq. m (Excluding Restricted Height Area)

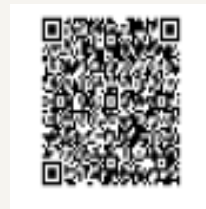


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260162>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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