



Broomfield Avenue, N13

Guide Price: £900,000 - £950,000 *Freehold*



Guide Price £900,000 to £950,000. An excellent opportunity to acquire this superb semi-detached corner house, with a particularly impressive woodland-style rear garden, ideally located just a short stroll from Palmers Green railway station, with services to Moorgate via Finsbury Park. The excellent selection of cafés, restaurants and shops along Aldermans Hill is also close by, as is the popular Broomfield Park, making this a convenient location for families and commuters.

The property offers approximately 1,521 sq. ft. of living accommodation and retains some lovely period features. A welcoming entrance hall leads to two separate, generously sized reception rooms, while a shower room/WC is located at the end of the hall. At the rear of the house is a stunning modern eat-in kitchen, fitted with handleless units, high-end integrated appliances and a breakfast bar. The kitchen has been thoughtfully designed to maximise storage and also features a dedicated tea and coffee station with a boiling water tap. There is a double-width ice-making fridge which, although not integrated, the sellers are happy to leave. Just off the kitchen is a useful utility room with access to the rear garden.



Palmers Green

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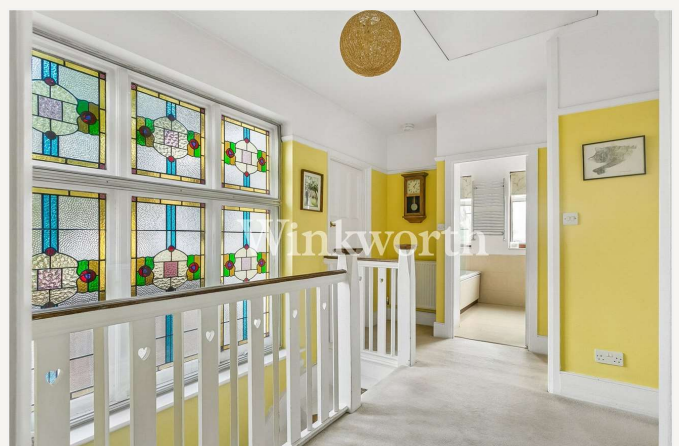
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Upstairs, a spacious landing with a large stained-glass window leads to four well-proportioned bedrooms, three of which are doubles, and a modern family bathroom. The loft is accessed from the landing and offers generous potential to create an additional bedroom, subject to the necessary planning and other consents.

The rear garden is undoubtedly one of the highlights of the property. Generously sized and beautifully established, it has an enchanting, almost woodland-like feel, with mature planting and greenery creating a wonderfully secluded setting. A raised pathway runs along one side of the garden, with steps leading down to the lawn and planted areas. It is a lovely space for entertaining, relaxing or simply enjoying a morning coffee surrounded by greenery.



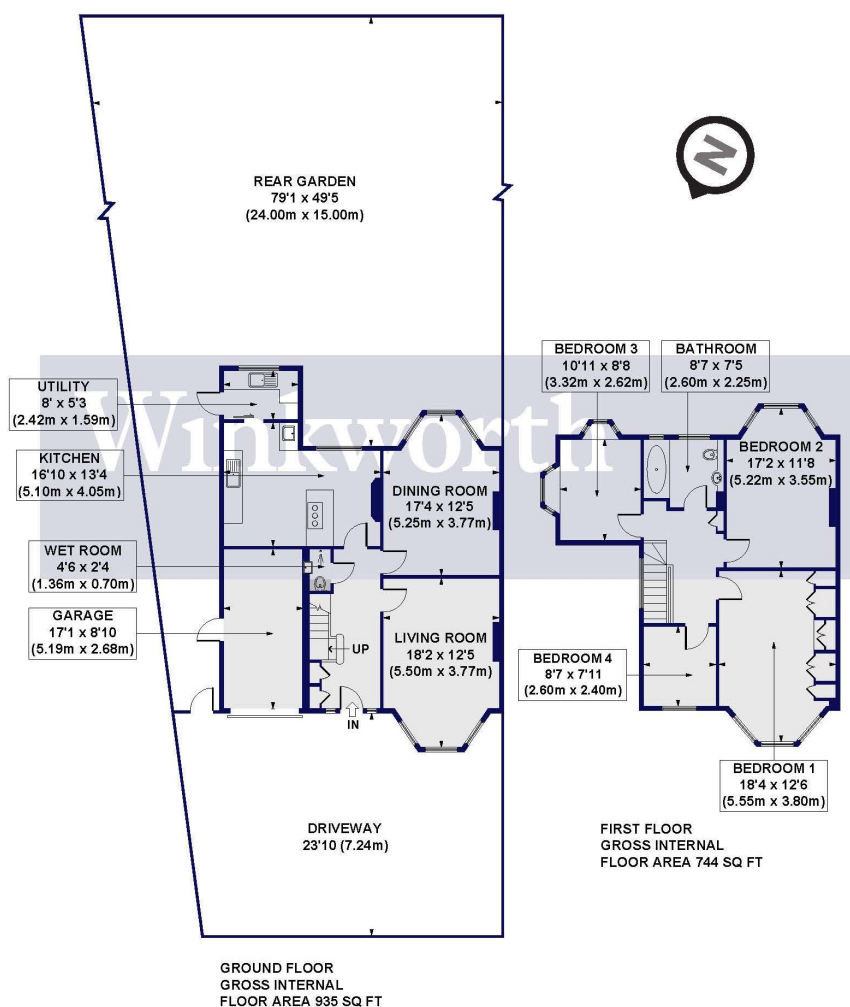


MATERIAL INFO

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

Broomfield Avenue, N13

Approx. Gross Internal Floor Area 1679 sq. ft / 156.03 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1521 sq. ft / 141.32 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

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

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



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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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