



Ashridge Gardens, N13

£775,000 *Freehold*

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A rarely available semi-detached family home with a garage and off-street parking, offering the potential to extend (subject to the necessary planning consents).

The property is located in a highly sought-after residential area, just half a mile from Palmers Green Overground station (with direct services to Moorgate via Finsbury Park) and within easy reach of Bounds Green Underground station (Piccadilly line). The popular Broomfield Park and Arnos Park are also close by, making the property particularly appealing for families.



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The ground floor features a bright front reception room with a bay window adjoining reception room separated by French doors, original stained-glass window in the hallway, while to the rear of the house there is a spacious open plan kitchen and dining room, creating an excellent space for dining and entertaining.

The first floor offers three well-proportioned bedrooms, two of which benefit from fitted wardrobes and original oakwood flooring, original stained-glass windows on the upper landing, along with a family bathroom including a bath and shower with a separate WC.

Externally, the property boasts a rear garden extending to just under 60'ft in length, with a patio area. Properties with garages are rarely available in the area, and we highly recommend an early viewing to fully appreciate the space, location, and future potential this home has to offer.





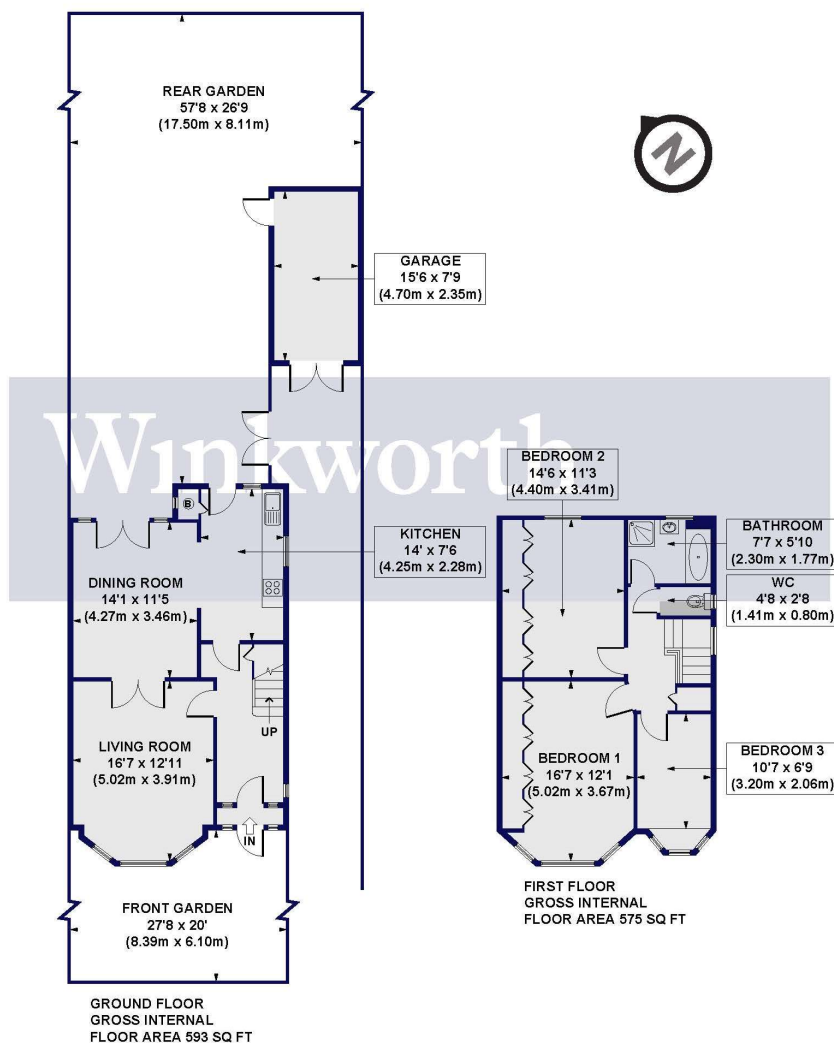
MATERIAL INFO

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

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Approx. Gross Internal Floor Area 1287 sq. ft / 119.56 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1168 sq. ft / 108.51 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		80 C
55-68	D	65 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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