

New Park Avenue, N13

£620,000 *Freehold*

3 2 1

A beautifully presented and extended three-bedroom end-of-terrace house, offering just over 1,125 sq. ft. of bright and spacious accommodation and a south-facing rear garden backing onto a recreation ground. The property is situated in a popular residential location, within easy reach of Winchmore Hill School, Firs Farm Primary School and a variety of open spaces and playing fields.

The ground floor features a light and airy living room, providing an inviting space for relaxing and entertaining. There is also a separate dining room, accessed via double doors from the entrance hall. Both rooms benefit from gas fireplaces with attractive sandstone mantels and surrounds, ideal for the cold winter months.



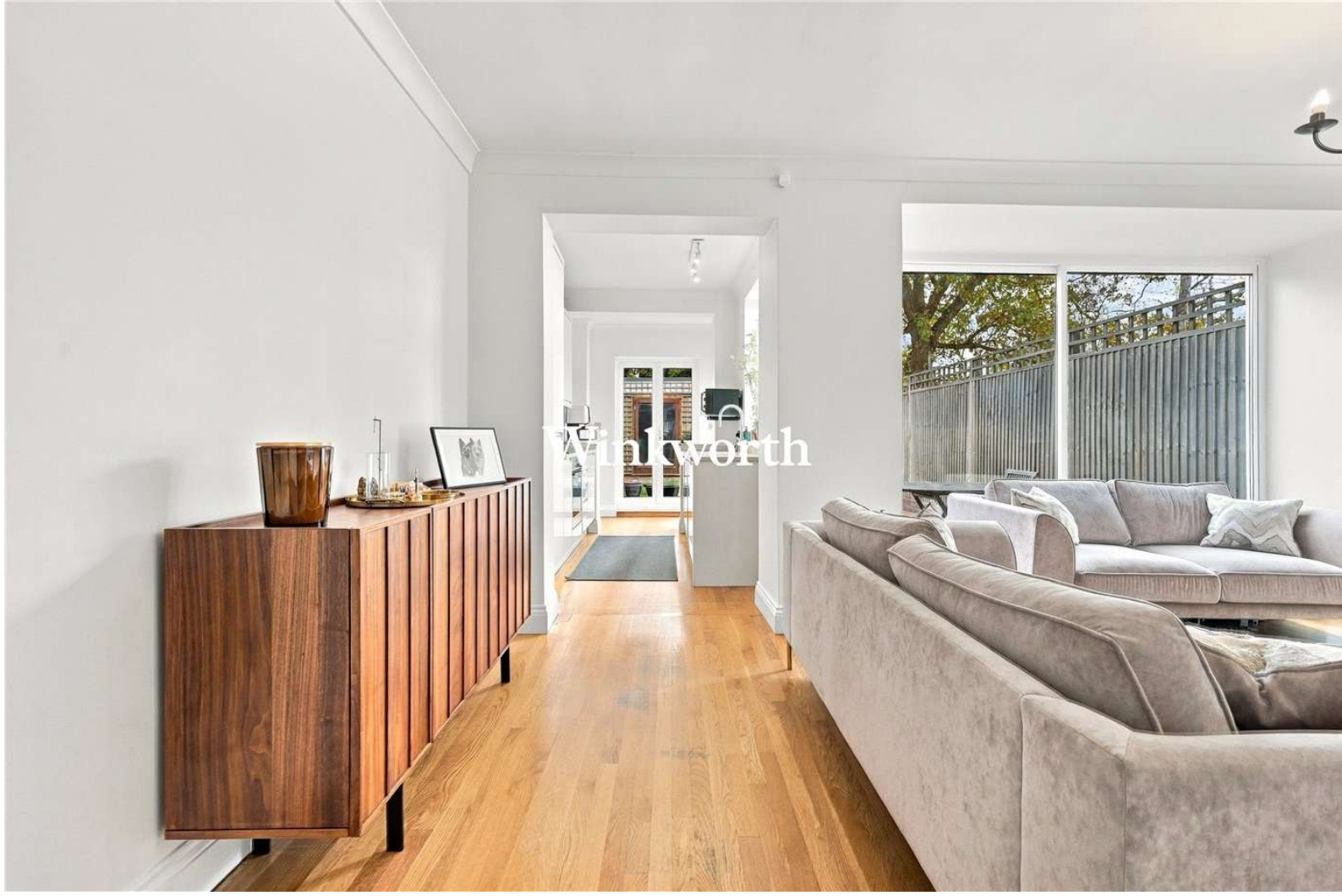


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An opening from the living room leads into a well-appointed kitchen, featuring integrated appliances, quartz worktops and a breakfast area with dual aspect doors providing access to the garden. There is also a door leading to an inner lobby, a separate WC and a convenient side entrance.

On the first floor are three bedrooms, one of which benefits from a fitted wardrobe, plus a stylish, recently updated shower room with contemporary fittings. The landing and bedrooms also benefit from newly fitted carpets, adding warmth and comfort throughout.

Outside, the south-facing rear garden is designed for easy maintenance, featuring a generously sized patio and a well-kept lawn. The garden also provides access to a spacious garage with rear vehicular access. To the front, a block-paved driveway provides off-street parking, while a gated side entrance offers secure access to the rear garden.















MATERIAL INFO

Tenure: Freehold
Council Tax: London Borough of Enfield – Band E
EPC rating: D

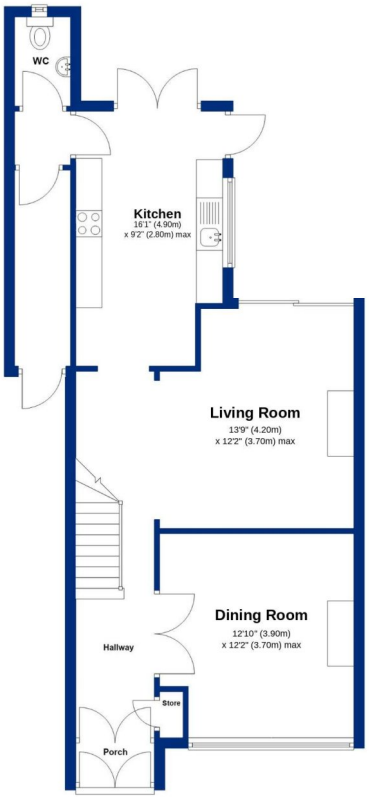
New Park Avenue

Total area: approx. 1433.9 sq. feet (133.2 sq. metres)

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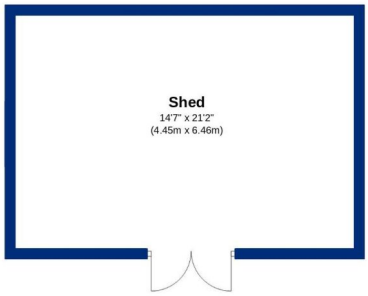
Ground Floor

Approx. 699.2 sq. feet (65.0 sq. metres)



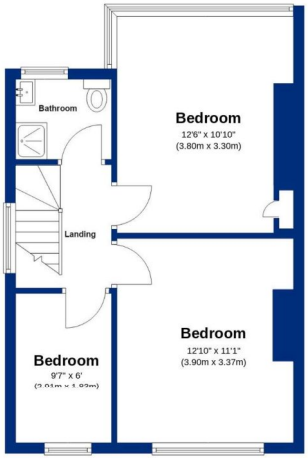
Outbuilding

Approx. 309.2 sq. feet (28.7 sq. metres)



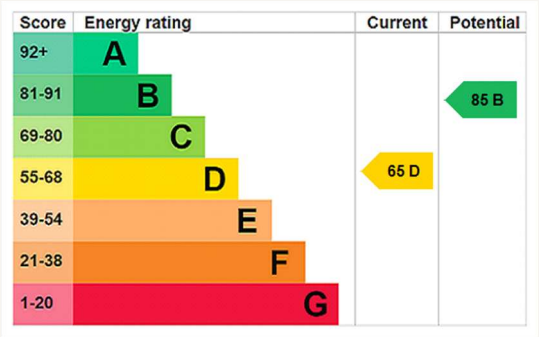
First Floor

Approx. 425.4 sq. feet (39.5 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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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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