



Dorchester Avenue, N13

£600,000 *Freehold*



Guide Price £600,000-£625,000. A superb extended 1930s end-of-terrace house situated on a popular residential road, within easy reach of the shopping amenities on Green Lanes, open spaces and public transport links, including the W6 bus route to Palmers Green railway station and Southgate Underground station (Piccadilly line).

The ground floor features a welcoming entrance hall leading to a spacious front reception room, currently used as a guest bedroom. The rear of the property has been reconfigured and extended to create a stunning open-plan kitchen/dining and living space, with bi-folding doors opening directly onto the garden and providing an excellent setting for both everyday living and entertaining. The kitchen is fitted with an extensive range of modern handleless units, complemented by quartz worktops, a frosted glass splashback, integrated appliances and tiled flooring. There is also a useful utility room, while a guest WC is conveniently positioned at the end of the entrance hall.



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020 8920 9900 | palmersgreen@winkworth.co.uk

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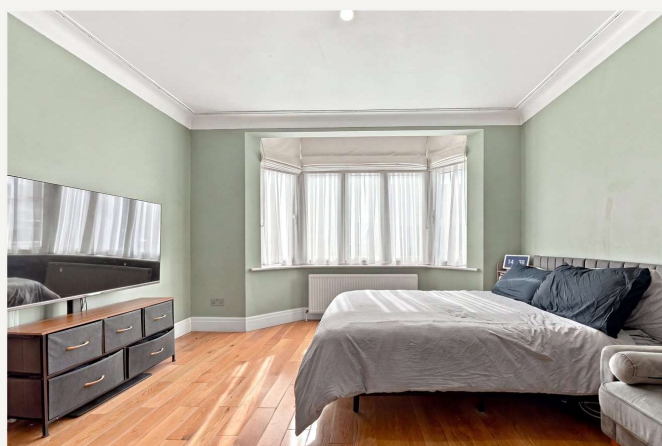
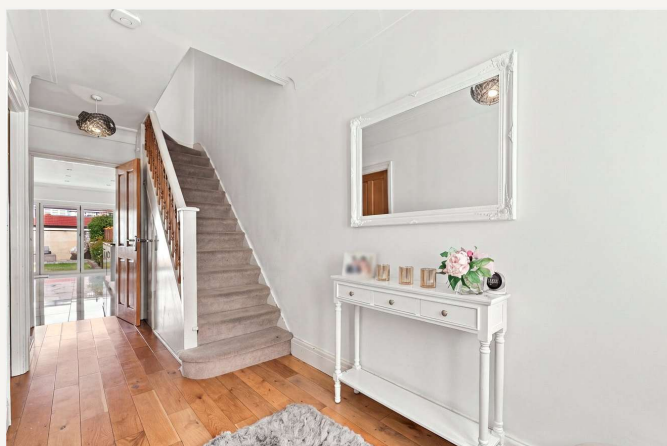
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Upstairs, you will find three well-proportioned bedrooms and a modern, fully tiled family bathroom.

Outside, the property enjoys a low-maintenance rear garden with a wide patio, lawn, shrub borders, olive trees and a further patio area to the rear. There is also a useful outbuilding, ideal for use as a home office, gym or additional storage space.

We highly recommend an internal viewing to fully appreciate the space and versatility this lovely property has to offer.



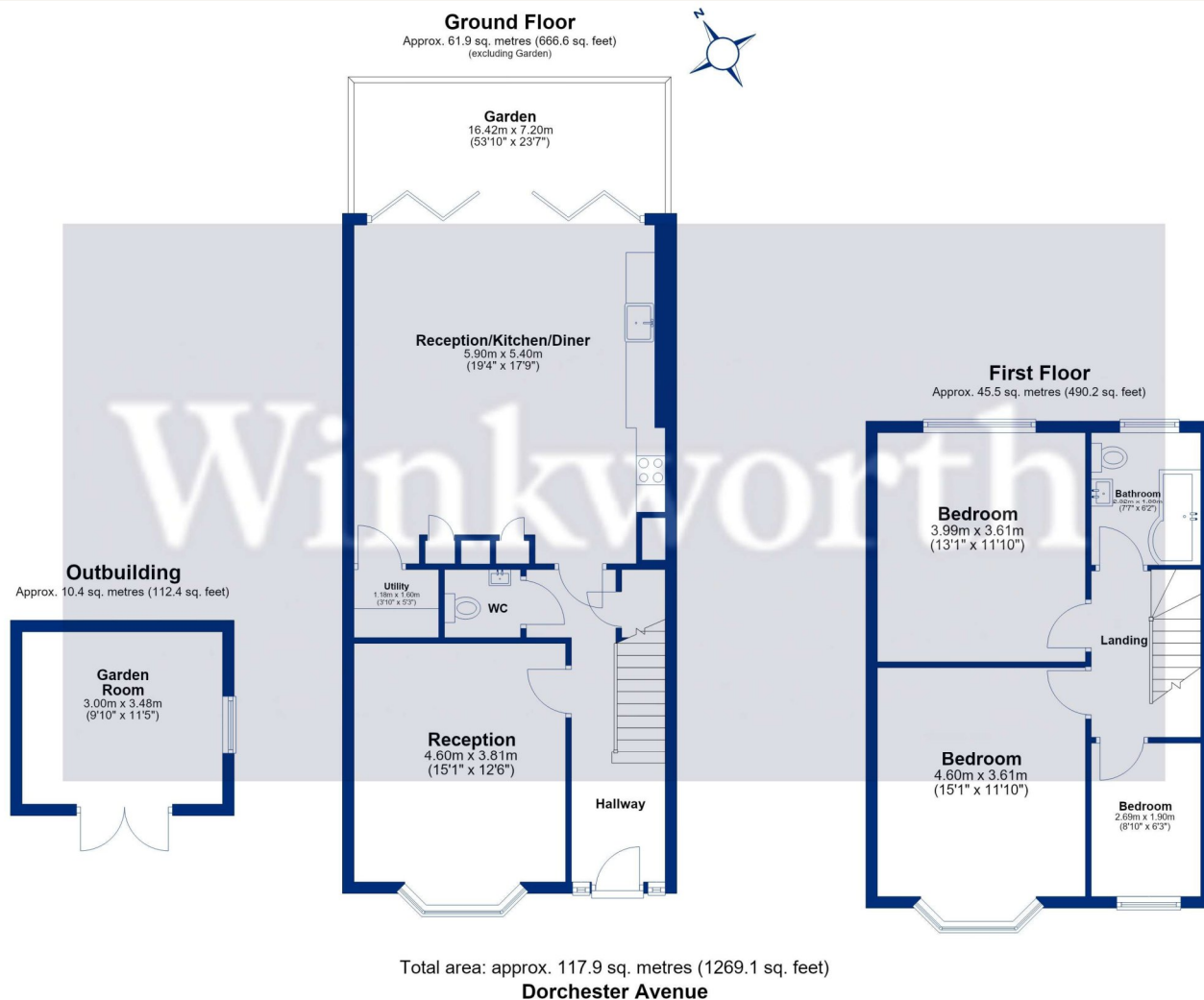


MATERIAL INFO

Tenure: Freehold

Council Tax: London Borough of Enfield - Band E

EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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