



CRESTBROOK AVENUE, N13  
**£725,000 FREEHOLD**

**A PERFECTLY FORMED FAMILY HOME LOCATED CLOSE  
TO SCHOOLS, PARKS AND TRANSPORT LINKS.**

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### DESCRIPTION:

An attractive three bedroom period house situated on a sought-after residential turning, within catchment of St. Monica's Primary school (by proximity to St. Monica's Church) and easy reach of Palmers Green mainline BR station to Moorgate. You will also find an excellent selection of shopping amenities, restaurants and cafes along nearby Green Lanes, Aldermans Hill and Winchmore Hill Green.

This well-maintained property boasts light and airy living accommodation with high ceilings. The ground floor boasts a spacious front reception room with a large window bay and a gas-coal fireplace, whilst the rear of the property showcases a stunning open-plan kitchen/dining room. The kitchen is fitted with bespoke 'Harvey Jones' units, a solid oak work top and a range of integrated 'Neff' appliances. The dining area features a wood burner and a large bay with French doors leading out to the rear garden. The ground floor also benefits from a striking tessellated tiled entrance hall. The first floor provides generously sized bedrooms and a modern family bathroom. Externally the property enjoys a rear garden extending 81'10 in length, plus a driveway at the front. There is the potential to extend on the ground floor and into the loft (subject to planning consent).

### AT A GLANCE:

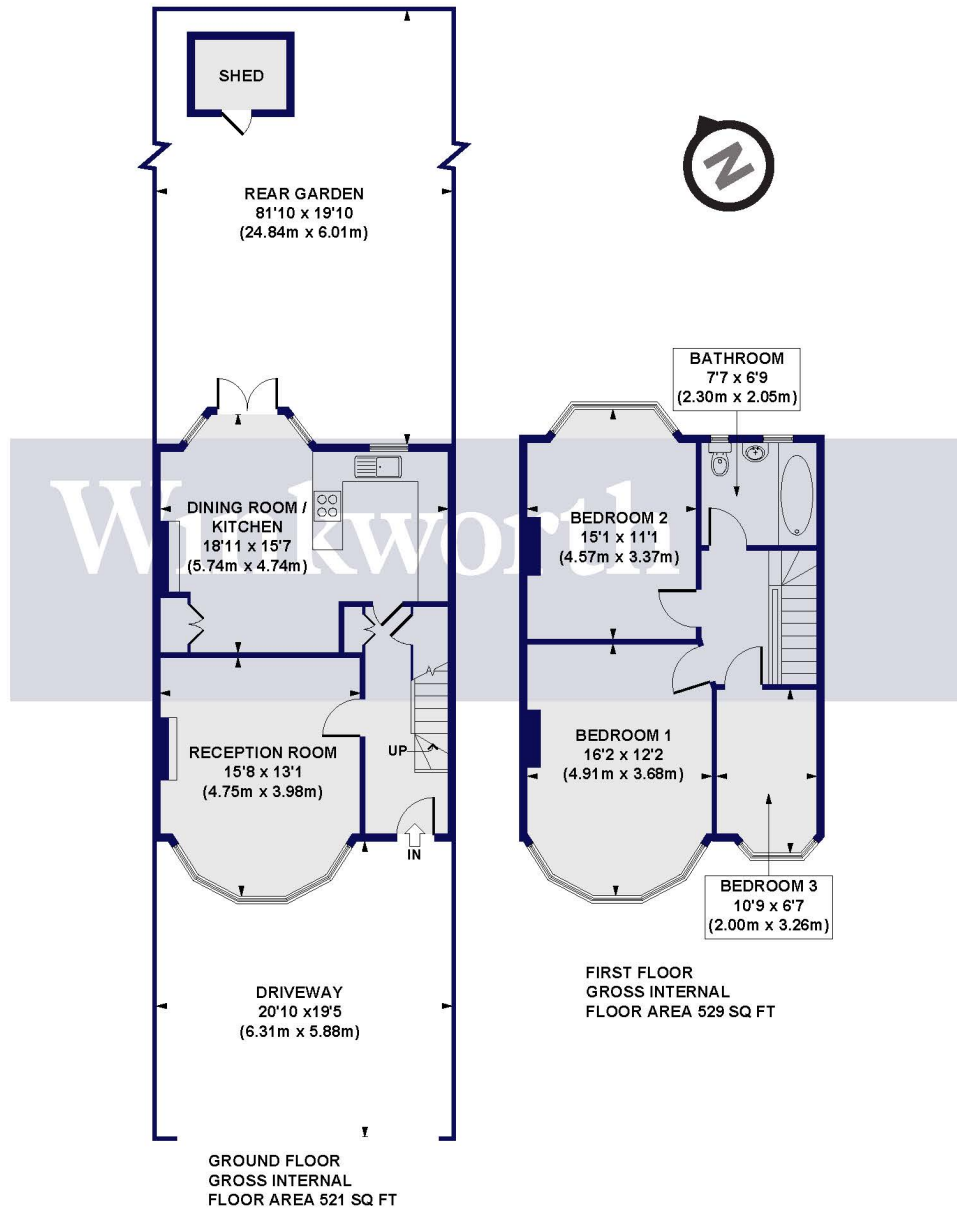
- Three Bedroom Period House
- Located Close to Schools, Transport Links and Parks
- Character Features Including High Ceilings, Tessellated Tiled Entrance Hall, Stripped Wood Doors and Floors
- Stunning Open-Plan Reception Room/Kitchen with Bespoke Kitchen and a Wood Burner
- Modern Bathroom
- 81'10 Long Rear Garden
- Driveway
- Potential to Extend (Subject to planning consent)







**Crestbrook Avenue, N13**  
 Approx. Gross Internal Floor Area 1050 sq. ft / 97.55 sq. m



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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