



Corri Avenue, N14

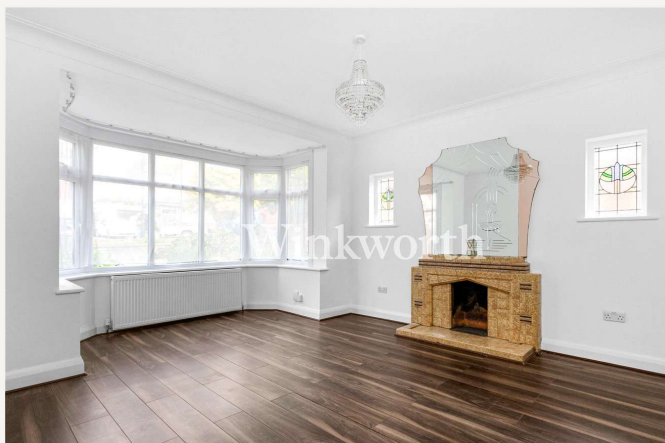
Guide Price £950,000-£975,000 *Freehold*

An excellent opportunity to acquire this lovely end-of-terrace family home, situated on the desirable residential Minchenden Estate, conveniently located close to Arnos and Broomfield Parks, and with easy access to Arnos Grove tube station (Piccadilly Line), Palmers Green overground (to Moorgate), and an excellent selection of cafes and restaurants along the historic Southgate Green.

KEY FEATURES

3 2 2

- End-of-Terrace Family Home Located in the Sought-After Minchenden Estate
- Easy Reach of Arnos Grove Tube and Palmers Green Overground, Broomfield Park and Arnos Park
- Potential to Extend (subject to planning consent)
- No Onward Chain
- Spacious Lounge and Separate Dining Room
- Wide Driveway
- Garage



Palmers Green

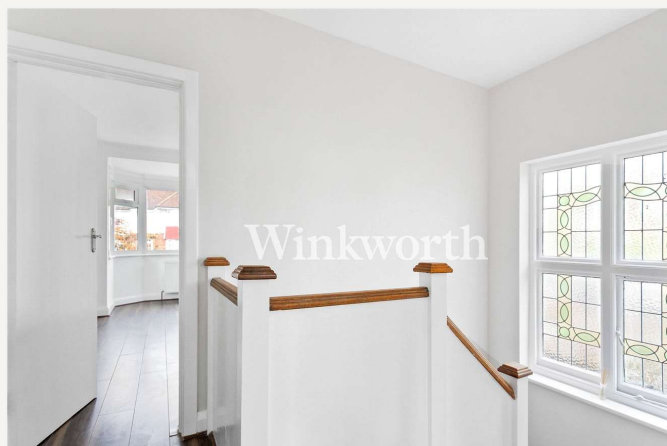
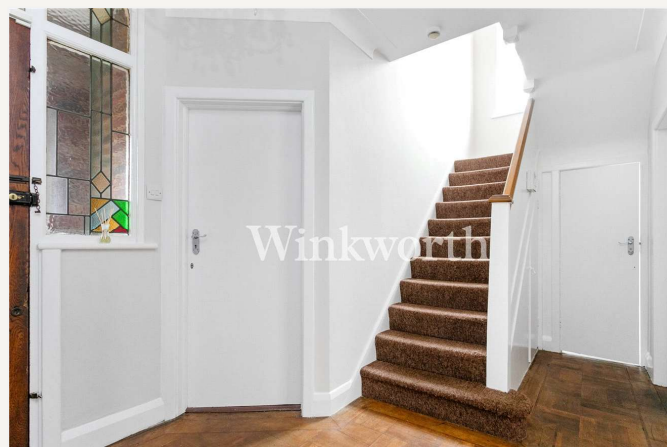
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The ground floor features a welcoming entrance hall leading to a 16'6" wide reception room, adjacent is also a spacious dining room with access into the south-facing garden ideal for relaxing and entertaining. There is also a modern kitchen offering ample amount of storage featuring contemporary wall and base units with a door offering additional access to the rear south-facing garden. There is a W.C also located on the ground floor. Outside in the garden and beside the house is a traditional garage which has scope to convert subject to planning. Upstairs, you will find three generously sized bedrooms, including a large 16'9 wide principal bedroom with a large round bay window, one of the bedrooms benefitting from an amazing skyline view including views of Alexandra Palace, a family bathroom and a storage/utility room. Outside, the property enjoys a mature long rear garden with a generous patio area - perfect for entertaining al fresco, as well as ample external storage. To the front, there is a wide driveway providing off-street parking for up to two cars along with the garage.





MATERIAL INFO

Tenure: Freehold

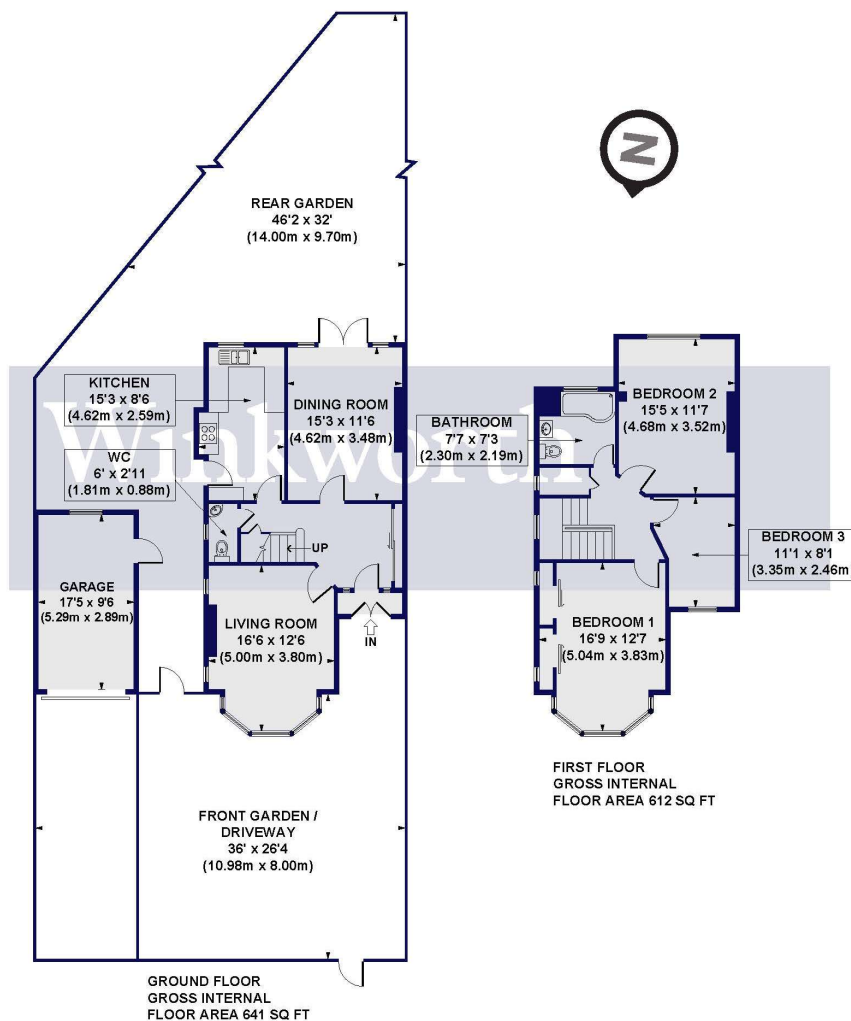
Council Tax: London Borough of Enfield - Band F

EPC rating: D

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Approx. Gross Internal Floor Area 1417 sq. ft / 131.66 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1253 sq. ft / 116.37 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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/PGN250159>

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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