



AVONDALE ROAD, N15

**£800,000 FREEHOLD – WAS UNDER OFFER AT £920,000 – FELL THROUGH 12/22**

**24 VIEWINGS BOOKED FOR SATURDAY 7<sup>TH</sup> JANUARY**

## THREE BED HOUSE

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## DESCRIPTION:

A stand out three-bedroom, Victorian family house brimming with character and enhanced with an architecturally designed ground floor extension, opening on to a picturesque south-west facing garden.

Set over three-levels and occupying 1,508 Sq.ft /140.08 Sq.m of floor space, this beautiful home is brilliantly positioned between great primary schools and the open spaces of Chestnuts Park.

The ground floor is occupied by the living/entertaining space, a double open plan reception room, waxed pine floor boards,

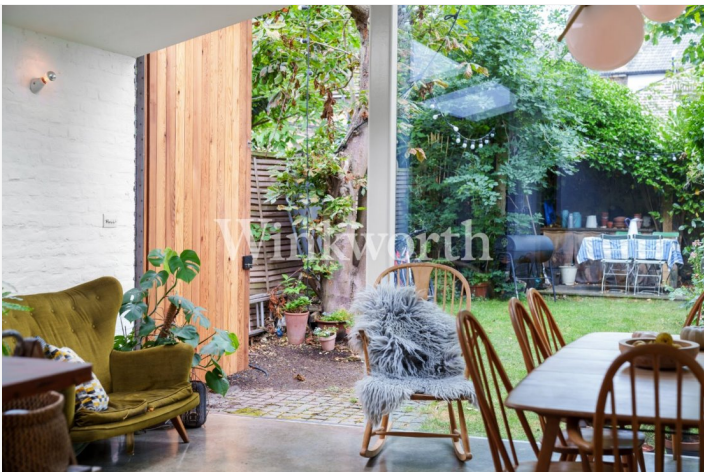
tall ceilings and original panelled doors. At the rear you are embraced with a breath-taking remodelled open-plan kitchen and dining/family room extension with bespoke kitchen, large roof lights, ceiling height frameless window and solid oak door opening onto a peaceful and cultivated back garden.

On the first floor there are two large double bedrooms, one of which spans the width at the front of the house with large windows. Off the landing you have an oversized family bathroom. Up above, a wonderful roof extension now provides a large master bedroom with an exposed brick wall, large roof light and large window to rear.

Perfectly situated amongst a residential enclave of Victorian terraces near Green Lanes in Harringay, where you'll find an eclectic selection of grocery stores, creative independent restaurants and hip coffee shops, all within easy reach.

Within catchment for two very good schools, Woodlands Park Nursery and Chestnuts Primary, there are endless kids' activities and local community groups for those with young families.

The Piccadilly Line tube station at Turnpike Lane is within less than 15 minutes' walk, or there's Manor House station, a little



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Approx. Gross Internal Floor Area 1508 sq. ft / 140.08 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1434 sq. ft / 133.25 sq. m (Excluding Restricted Height Area & Eaves)



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 plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

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.

