



BOURNE HILL, N13
GUIDE PRICE £925,000 FREEHOLD

A LOVELY FAMILY HOME WITH WELL-APPOINTED ACCOMODATION AND SCOPE FOR EXPANSION (SUBJECT TO PLANNING CONSENT).

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DESCRIPTION:

A superb three bedroom semi-detached house situated in a sought-after location close to the popular Grovelands Park, and within easy reach of Winchmore Hill BR station (to Moorgate) and Southgate tube (Piccadilly line).

Built in the 1920s, this charming property boasts 1882 Sq.ft of generously proportioned floor area with high ceilings. The ground floor features an impressive, yet welcoming entrance hall accessed via an enclosed porch. The reception room is spacious and has a large round bay window flooding the room with natural light. An adjoining dining room provides ample space to entertain guests and has a door leading into a conservatory - perfect for enjoying views of the garden all year round. Behind the conservatory is a wide, eat-in kitchen with contemporary fitted units and a door providing access to a 23'8 long garage. There is also a guest WC located at the end of the entrance hall. Moving upstairs, you will find three double bedrooms, a bathroom, and a separate WC. Of particular note are the beautiful stained glass windows off the landing and in the bathroom. Outside is a mature and well-stocked rear garden extending just under 100' in length, whilst at the front of the house is a 33'2x29'2 driveway and garden with gated access.

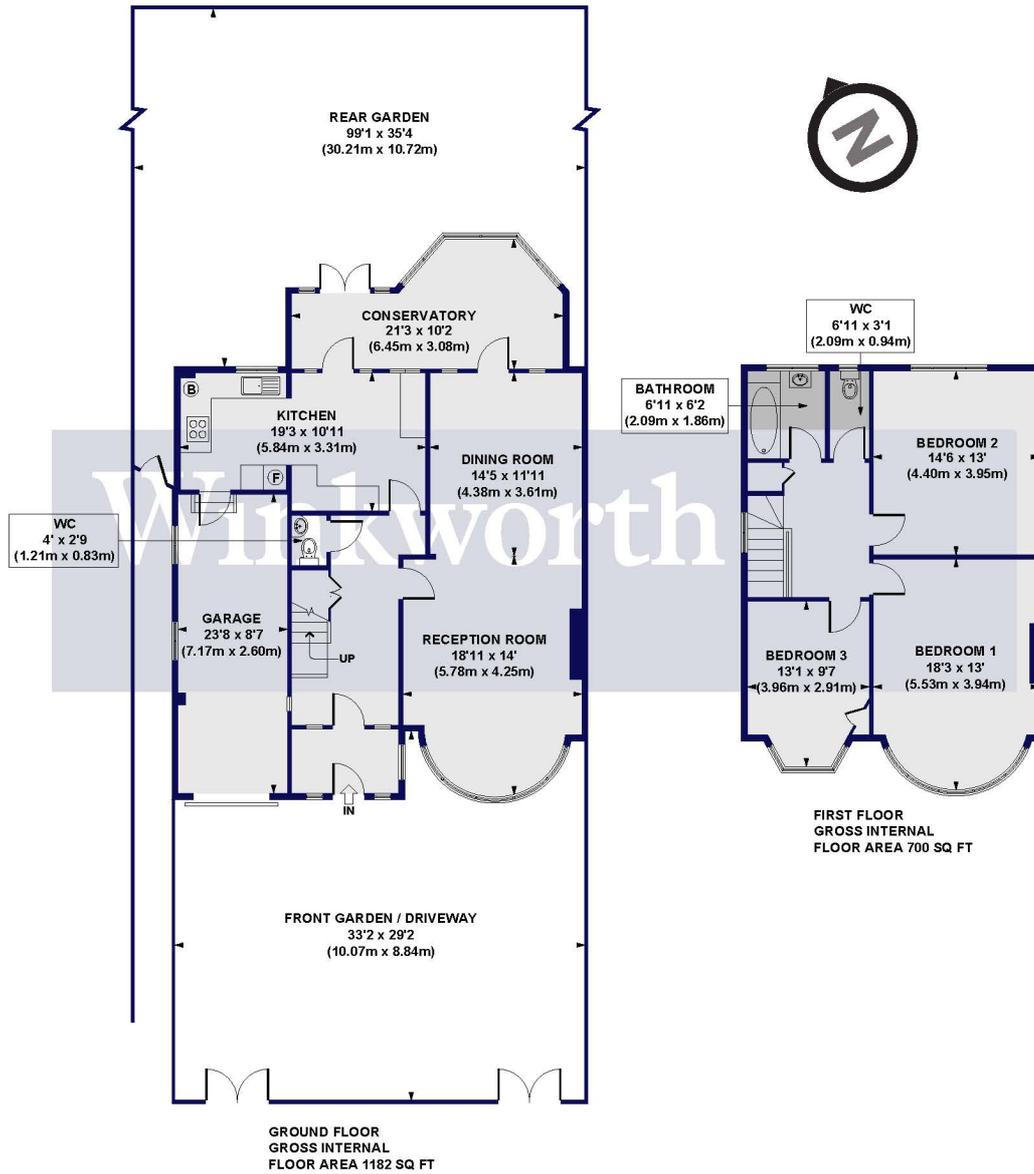
The property retains some original features and presents a fantastic opportunity to create a lovely family home tailored to one's requirements. There is also the potential to extend subject to planning consent. Offered for sale chain-free.





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Approx. Gross Internal Floor Area 1882 sq. ft / 174.85 sq. m (Including 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.

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		Current	Potential
Very energy efficient - lower running costs			
(92)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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