



*21 abbotshall ave  
arnos grove, n14 7ju*



four  
bedrooms



1 bathroom  
3 toilets



semi  
detached



close to excellent  
education facilities



sizeable  
private garden



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*an abode in abbotshall ave  
brilliant 4 bedroom family home*

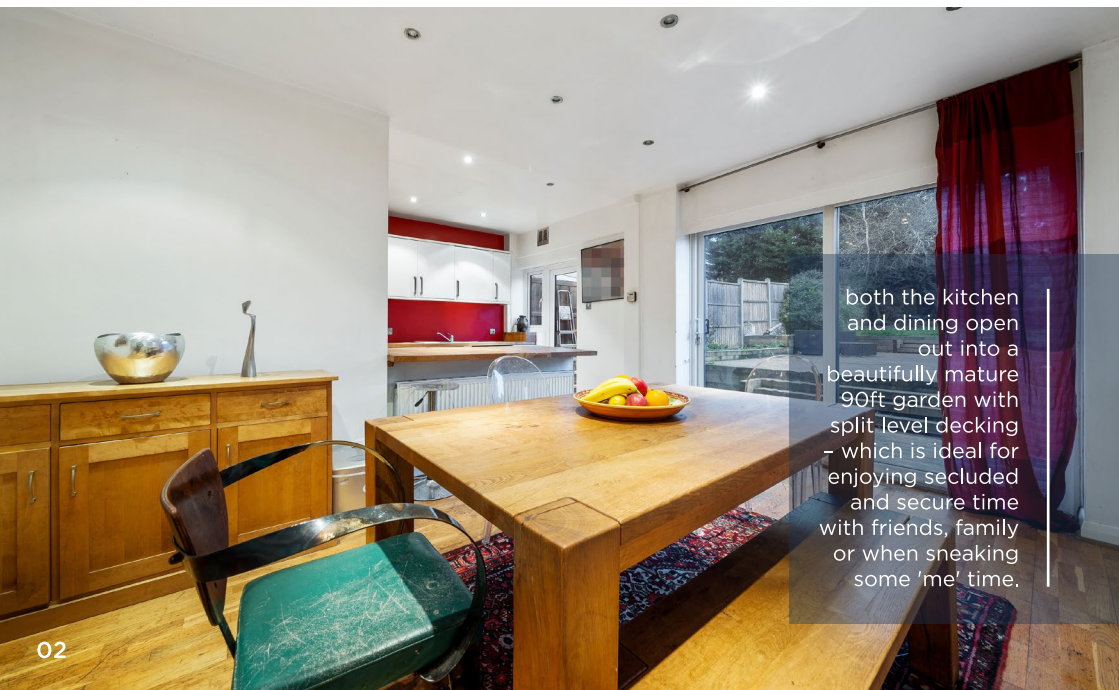
**£825,000**  
*guide price*



this stunning semi-detached property has real kerb appeal and offers an immediate invitation to any potential purchaser to view, at the end of the ample drive, offering space for a number of vehicles, the off-centre front door and bay window detail gives the house real character and sets the scene for comfortable and clever living. the ground floor offers a warm welcome with its spacious and light living room, feature fireplace and clean lines.

*description*

the kitchen design makes use of all the downstairs space; partly open-plan at the back of the kitchen into a large dining area, the kitchen has all modern fittings including a large hob and oven and is ideal for family use and entertaining. the first floor offers further light, space and character with three bedrooms and a large family bathroom with shower, fitted with a double sink and inviting modern bath with central taps, the stylish design would suit any colour scheme.



both the kitchen and dining open out into a beautifully mature 90ft garden with split level decking - which is ideal for enjoying secluded and secure time with friends, family or when sneaking some 'me' time.



the two large double rooms benefit from fitted wardrobe space, with the third being a reasonably sized single room, all of which offering a quirky shape with plenty of floor space.



## location

abbotshall avenue is a highly desirable tree-lined street set within the popular minchenden estate, it offers the convenience of easy transport links to the city - arnos grove station is just 0.5 miles from the property providing direct links in and out of central london.

when it comes to getting out in the fresh air at the weekend or in the evenings, there is also plenty of open space, arnos park is a short walk while broomfield park and grovelands parks are also easily accessible, these large green spaces contain lakes, streams, tennis courts and play grounds, providing a relaxing local environment for adults and children.

southgate's high street is also just a 15 minute walk or just a 4 minute drive offering an array of restaurants, banks and coffee bars alike.

Education in Southgate is also a huge draw for parents and children alike with many schools offering a wide range of options. Walker, Monkfrith and Ashmole primary schools are nearby, with Ashmole Academy is just a short distance with easy access. As well as the local schools, Southgate's location means that it lies on the bus routes to the top independent and state schools in the surrounding areas of north London.

## message from the owners:

"Our home has done what all homes should be, warm and welcoming. The kids have grown up, walked to the local primary and secondary school. Played in the park, walked the dog, Endless summers in the garden enjoying bbq's and relaxing. It's ready for a new family to take it over"

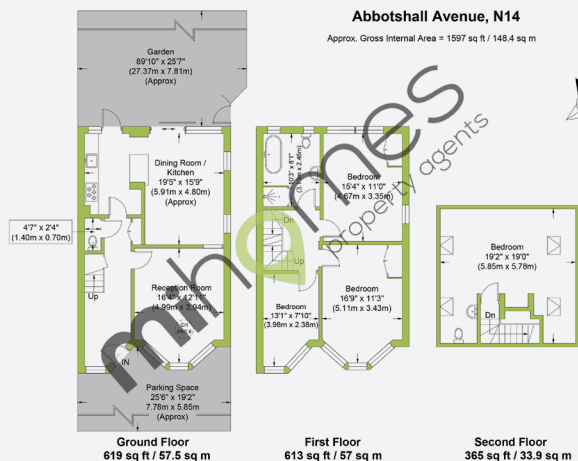
*overview*

- four bedrooms | side access via front driveway |
- one bathroom | open plan kitchen/dining area |
- three toilets | situated in the highly sought after minchenden estate |
- close proximity to great education facilities | semi detached |
- sizeable private garden | close to all local amenities and open green spaces |

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*floorplan:*



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