

# CORRI AVENUE

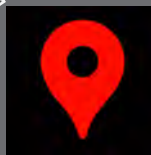
ARNOS GROVE - N14

THOMAS  
JAMES

kw



- 4 BEDROOMS
- 3 RECEPTION ROOMS
- LARGE GARDEN
- FRONT DRIVEWAY
- UTILITY
- STATIONS NEARBY



TO LET  
£3500 PCM

# CORRI AVENUE

ARNOS GROVE - N14



## SEMI DETACHED HOUSE - TO LET

**£3500 PCM**

### IN BRIEF

This lovely 1930s semi-detached four bedroom family home in Arnos Grove has off-street parking for two cars and a large garden. Ideally located between Arnos Park and Broomfield Park, it's close to shops, schools and both tube and train stations.

### PROPERTY DESCRIPTION

From the internal porch you step into a wide central hallway. The main living room is at the front of the property. This is a spacious sanctuary with a sunny south-facing bay window with leaded lights, and lots of space for sofas. There's a second large living room opposite with garden views and French doors that open into the conservatory. Downlighters and an engineered wood floor give this room a crisp, contemporary feel.

The large conservatory is ideally orientated; it's north-facing so maximises daylight without too much solar gain – handy for hot summer days. It conveniently connects to the rear living room and the kitchen and is currently used as a dining area. Two sets of external double doors lead to a paved terrace that wraps around the rear of the house, creating an extensive indoor/outdoor area ideal for relaxation or entertaining.

The well-equipped kitchen has extensive fitted wall and floor cabinets and integrated appliances, and garden views through a window above the sink. There's also a small tiled downstairs bathroom with a shower, washbasin and WC on this floor, and a handy utility room with a washing machine, dryer, sink and storage that has doors to the kitchen and the integral garage.

### SEMI DETACHED HOUSE

GARAGE

COUNCIL TAX BAND G

PART FURNISHED

EPC RATING D

LONG LET

AVAILABLE JULY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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**UNDERGROUND**  **OVERGROUND** 



## PROPERTY DESCRIPTION CONTINUED...

Upstairs there are four bedrooms. The main double bedroom at the front of the property has a large south-facing bay window, a central ceiling fan/light and lots of space for a large double bed and a desk or dressing table. The second large double bedroom is at the rear of the property with garden views. Both rooms have extensive bespoke built-in storage. The third double bedroom is dual aspect and has a wall of wardrobes, whilst the fourth is a small double room. The spacious family bathroom was recently refurbished and has a contemporary suite with a bath, separate shower, washbasin and WC.

Outside, the paved front drive has parking for two cars, an electric vehicle charging point and a central planted bed. There's also an integral single garage with electricity and lighting. The rear garden is a fantastic space with an open aspect and a terrace, a large lawn, mature planted borders and a sunny south-facing summer house at the end.

The property is available from early July for a long term let.

## LOCAL LIFE

This wide and leafy avenue is at the heart of a family-friendly community. It's within easy walking distance of the wide selection of shops in central Palmers Green and there are several good schools within easy walking distance.

It's just a five minute walk to the lovely green spaces of Arnos Grove and Broomfield Park.

Transport connections are good, with Arnos Grove underground station on Piccadilly Line just over a ten minute walk away, and Palmers Green train station 15 minutes away. Road links are good too, with the North Circular Road a mere five minute drive from the property.

## Thomas James Estate Agents

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Corri Avenue, London, N14 7HL

Approximate gross Internal Area  
156.59 sq m / 1686 sq ft

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Key :  
CH - Ceiling Height

In addition to the monthly rent of the property,  
The following utilities must be considered.

**GAS**

**ELECTRIC**

**COUNCIL TAX**

**BROADBAND**

**WATER**

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This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.

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