

MELBOURNE AVENUE

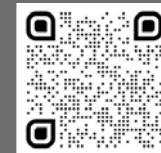
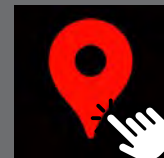
PALMERS GREEN - N13

THOMAS
JAMES

kw



- 5 BEDROOMS
- THROUGH RECEPTION
- STUDIO/OUTBUILDING
- DOWNSTAIRS W.C
- TWO BATHROOMS
- EXTENDED KITCHEN



FOR SALE
£725,000
FREEHOLD

MELBOURNE AVENUE

PALMERS GREEN - N13



TERRACED HOUSE

£725,000

IN BRIEF

This handsome five bedroom mid terrace property has been extended to the rear and into the loft to provide almost 2,000 square feet of living space. It has a charming garden studio and a lovely low-maintenance landscaped garden and is located in the popular Bowes Park area of Palmers Green within easy walking distance of a section of shops, schools and stations.

PROPERTY DESCRIPTION

This substantial property offers plenty of space for modern lifestyles. It's light and airy with generous period proportions and large windows, and it has a great mix of original features and contemporary fixtures and fittings. There are three large living spaces and a WC on the ground floor, three bedrooms and a bathroom on the first floor, and a further two bedrooms and shower room on the top floor.

The traditional front room is a tranquil retreat. Flooded with light from a large south-facing bay window, and measuring a spacious 16'1" by 12'6", there's plenty of room for three sofas. Beyond this is a dining room with glazed double doors to a large, well-equipped kitchen. This has extensive fitted cabinets, lots of worktop space, and views of the garden through a wall of windows and a glazed door that opens onto the terrace.

The neutral décor and the warm tones of wood floors throughout the ground floor give the property a welcoming and comfortable ambience.

BRAND NEW BOILER
UPGRADED ELECTRICS
DOUBLE GLAZED
CPZ PARKING
CLOSE TO SCHOOLS
3 STATIONS NEARBY



MELBOURNE AVENUE

PALMERS GREEN - N21



PROPERTY DESCRIPTION CONTINUED...

The carpeted first floor has two double bedrooms and a single, with the spacious main bedroom at the front of the house which leads out to a balcony. Next to this is the bathroom which has a shower, washbasin and WC, and a window for light and ventilation. The top floor is home to a stunning double bedroom that's built into the eaves and a fifth bedroom with a Juliet balcony to the rear. Both have rooftop views. There's also a large shower room.

Outside, the garden is an absolute delight. Landscaped with areas of gravel and with a full width studio at the end, the whole outdoor space has a wonderful sense of privacy and the feel of an outdoor room. The garden studio's covered porch and a huge giant fan palm give it a distinctly faraway and relaxing ambience.

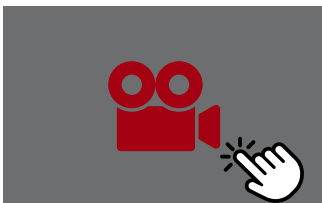
LOCAL LIFE

The property is in within easy walking distance of the many amenities of Green Lanes, Bowes Park's vibrant award-winning High Street, and Myddleton Road with its independent cafes, bars and shops.

Transport links are great. Palmers Green station and Bowes Park stations, both a 14 minute walk from the property, are on the Great northern Line, with fast, direct journeys to the City (Moorgate c.25 minutes). Alternatively, you can change onto the Victoria Line at Highbury & Islington (c.15 minutes) to travel into the West End. Or you can access the Piccadilly Line at Bounds Green or Wood Green, circa 19 minute walk away.

There are several popular parks nearby, including Broomfield Park with its green space, garden, playground, conservatory and café.

VIDEO

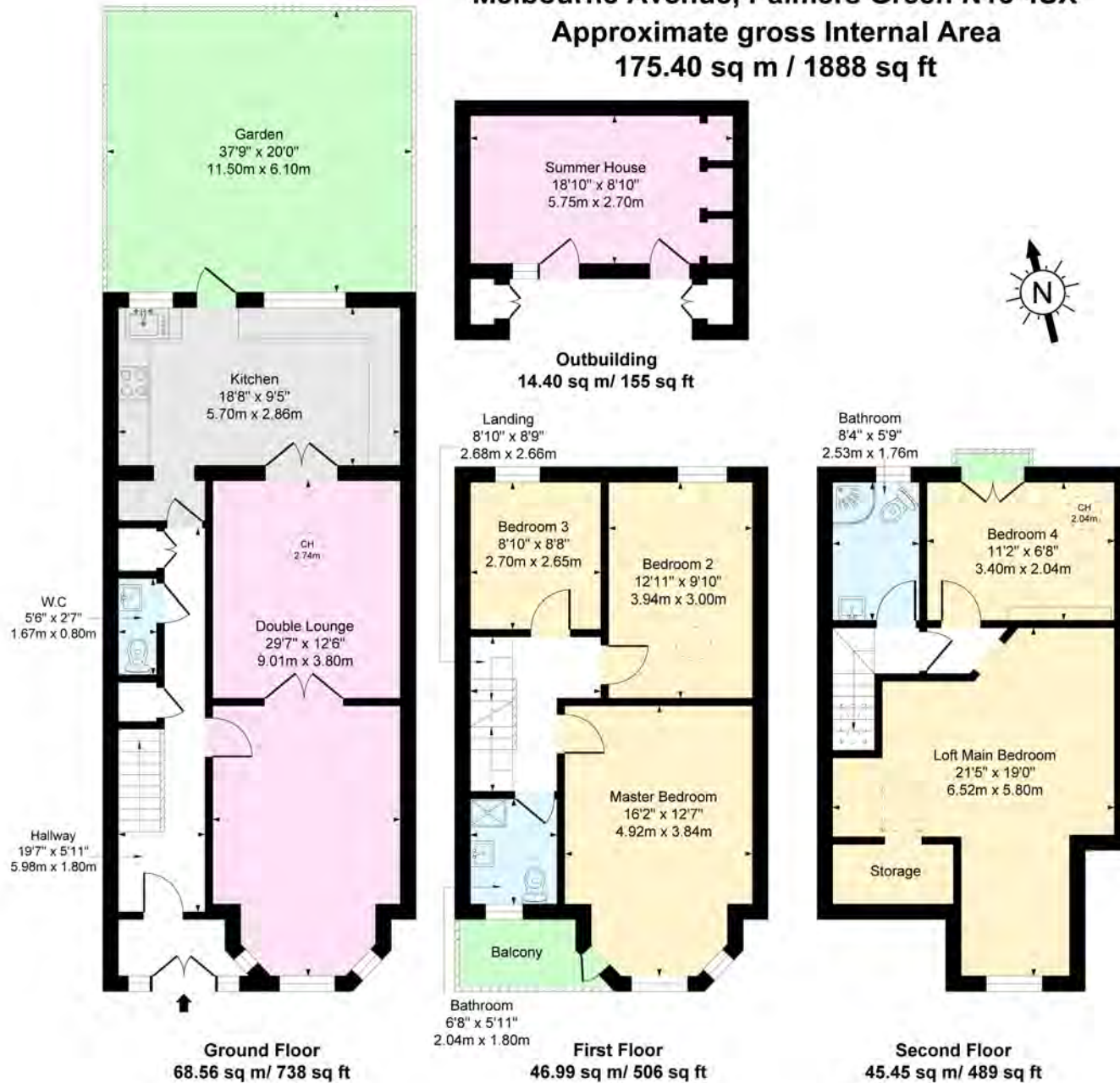


TRANSPORT



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Melbourne Avenue, Palmers Green N13 4SX
Approximate gross Internal Area
175.40 sq m / 1888 sq ft



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

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