

14

GARNAULT ROAD



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*impressive throughout on garnault
three-bedroom family home*

*offers in excess of
£575,000*

a truly magnificent, extended, three bedroom home, offering plentiful space and access to many local amenities including proximity to transport links. this home is located in a highly desirable residential road, and boasts a spacious range of rooms, which have been beautifully designed to the highest contemporary standards and are all flooded with natural light.



description

the kerb appeal is immediate – a beautiful frontage and entrance leads into the ground floor of the home, which consists of a stunning, large, extended open plan kitchen diner, in addition to another separate reception room with a feature fireplace.

the kitchen is nothing short of outstanding, fully integrated with siemens appliances, and boasts a kitchen island with a breakfast bar and plenty of cupboards for storage.

access to the gardens through bi-folding doors allows for full appreciation of the outdoor space, which is extensive and provides a patio and seating area, well maintained lawns, mature planting, full fencing and total privacy.

all rooms are abundant with natural light, giving a glow to the simple and stylish decor, ready for any occupier to blend with their own style.





a professionally built outbuilding can be found at the rear of the garden, perfect for use as an office, gym or for storage.



location

this property is situated in a prime residential area which has all local amenities such as restaurants, many supermarkets, and a variety of transport facilities.

trains to london are available on the overground from turkey street or enfield town while enfield chase and gordon hill british rail stations offer services on the great northern line. further transport links include grange park on the thameslink line - and the a10 is just a few minutes' drive away, so near enough to offer easy access in and out of london without impacting on the quiet neighbourhood of the property. the north circular road also offers direct access to the capital and is a short distance away.

there is a selection of both primary and secondary schools within easy access. these include worcesters and forty hill c of e primary schools and chase community school for older students.

outdoor space is also readily available within an easy distance of this property, with a selection of parks for exercise and recreation all year round. riverside park is virtually on the doorstep while bush hill park is nearby. alexandra palace & park is located within a short drive or bus journey from the many nearby bus stops available. family activities can range from ice skating at the famous alexandra palace ice rink, to having a stroll or a paddle boat ride down to the lake.

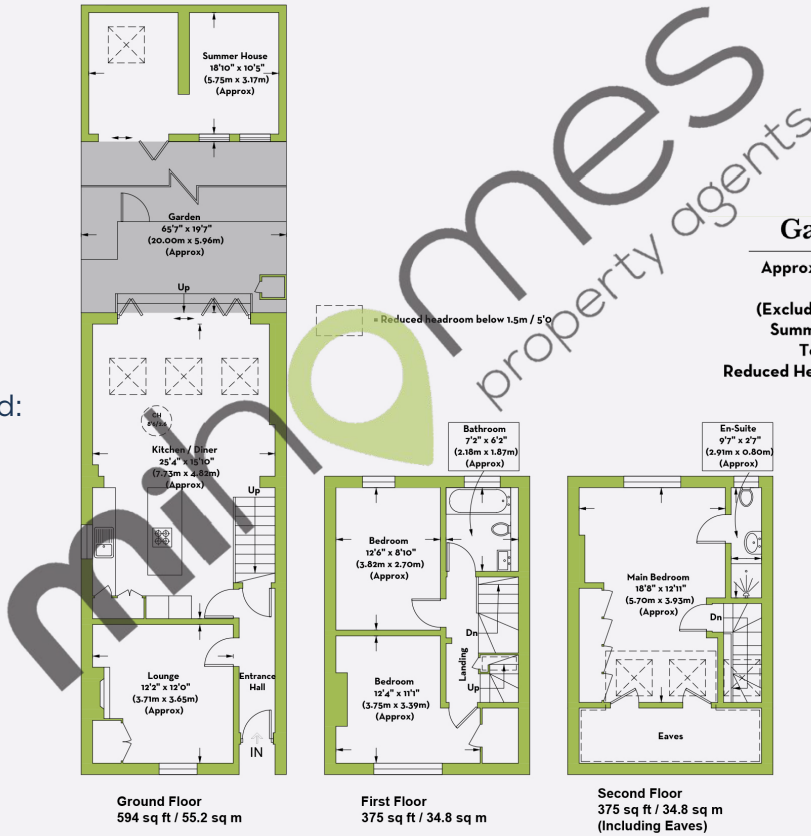
floorplan:

14 garnault road,
en1 4tr

epc:
d

council tax band:
d

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1003257)



Garnault Road, EN1

Approximate Gross Internal Floor Area
1215 sq ft / 112.9 sq m

(Excluding Reduced Headroom & Eaves)

Summer House= 172 sq ft / 16.0 sq m

Total= 1387 sq ft / 128.9 sq m

Reduced Headroom & Eaves = 128 sq ft / 11.9 sq m



overview

nearby to excellent
education facilities

close to a number of open
green spaces and all amenities

professionally built
outbuilding in garden

offered on a chain
free basis

three bedrooms

end of terrace home

recently refurbished

extended, fully
integrated kitchen diner
with siemens appliances

en-suite

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secure your new home*

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2 low fall through rate (just 6.5%) compared to a national average of over 35%

3 an average of 9 weeks between sale agreed and completion

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5 over 80% of generated business solely via recommendations

*we would
love to help you
make this dream
a reality.*

let's talk.



020 7323 9574



hello@mi-homes.co.uk



9 onslow parade,
hampden square,
southgate, n14 5jn



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