

82

GRENOBLE
GARDENS



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welcoming & warm in grenoble gardens guide price
four-bedroom family home £700,000 - £725,000

this exceptional, four bedroom, mid-terraced family home, offers plenty of character such as high ceilings, original coving and fireplaces, set in over 1,600 sq ft of living space.



description

encompassing spacious accommodation including an extended loft room with its own dressing area, this home is ready to move into and is an ideal purchase for anyone seeking a prestigious and well-appointed address in the area.

the inviting hallway opens into the main rooms of the ground floor, which include a large and well-proportioned living room with a modern fireplace and sleek finishes.

beyond this room is a substantial and capacious, fully integrated kitchen dining area, which grants direct access into the rear garden, which is well

kept, offering plenty of opportunity for outdoor activity as well as being lined by fencing to offer seclusion and privacy.

the first floor consists of three sizeable bedrooms, with the front rooms benefiting from the allure of bay windows - welcoming lots of light and extra viewing points to look out on the tree lined street. these rooms are well served by a family bathroom, which is fitted with chrome fixtures throughout.

a fourth bedroom with an en-suite occupies the extended loft, in addition to a separate "dressing area", which can be used as an office or hobby room.





location

palmer's green is a haven for any resident who wants the benefit of access to a wide range of facilities whether it is the café lifestyle or access to schools, transport, leisure facilities and open spaces.

close to stations including bowes park br and bounds green underground, those wishing to travel in and out of london can do so easily on the great northern railway services. bus services are also readily available while the main north circular and a10 roads provide accessible routes in and out of the area and to other major arterial links.

the local education facilities cater for all ages from pre-school to sixth form. starting with the opportunity to drop off the toddlers at tottenham infants and, there is also hazelwood, oakthorpe bowes, and walker primary schools which all have

excellent ratings and aim to inspire and challenge their students. tottenham infant school aims for pupils to have the communication skills and knowledge to become successful lifelong learners. hazelwood school is a successful and friendly learning facility where the staff and parents take pride in thriving at the heart of a diverse and vibrant community. mulberry academy woodside is a mixed 11-16 comprehensive school, serving a truly multi-cultural community. broomfield high school is also within a short distance and offers high standards of secondary education.

for those seeking the outdoor life there are plenty of nearby open spaces. tottenham recreation ground and broomfield park are both close by, offering large green and peaceful environments for adults and children alike.



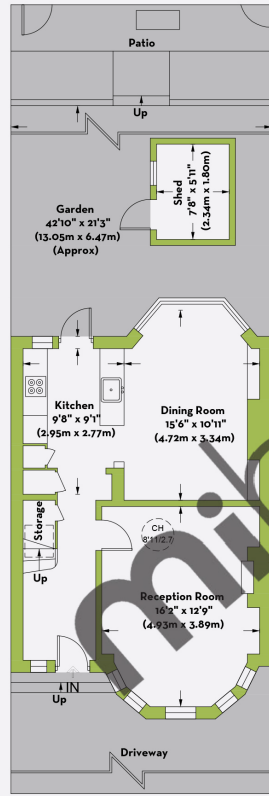
floorplan:

82 grenoble gardens,
london, n13 6jh

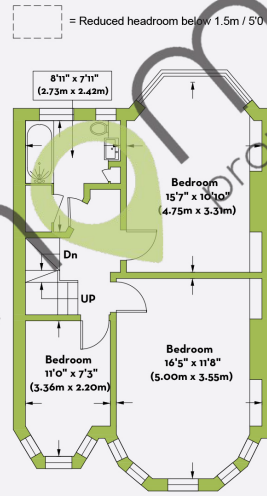
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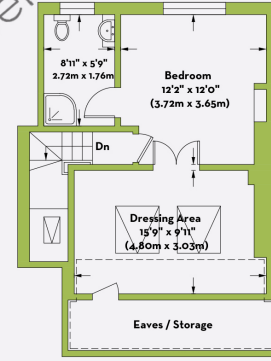
this plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1034879)



Ground Floor = 547 sq ft / 50.8 sq m



First Floor = 550 sq ft / 51.1 sq m



Second Floor = 479 sq ft / 44.5 sq m

Grenoble Gardens, N13
 Approximate Gross Internal Floor Area = 1449 sq ft / 134.6 sq m
 Shed = 45 sq ft / 4.2 sq m
 Reduced Headroom / Eaves / Storage = 127 sq ft / 11.8 sq m
 Total = 1621 sq ft / 150.6 sq m



overview

- four bedrooms | terraced family home |
- 2 bathrooms, 1 en-suite | off street parking via driveway |
- high ceilings with original coving | well maintained throughout |
- ample storage space | extended loft room |
- nearby to all local amenities, including transport links and excellent schools | two reception rooms |
- garden |

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