

39

ABBOTSHALL
AVENUE

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prime

contemporary flair & enduring elegance

semi detached family residence

nestled in the sought-after minchenden estate, this meticulously restored (3+1 bedroom) 1940s, semi-detached halls adjoining cox-built home epitomizes lavish living at its finest.



OVERVIEW:

- nestled in the sought-after minchenden estate
 - 1940s semi-detached, halls adjoining home
 - dolby atmos surround sound cinema room
 - integrated keff ceiling speakers throughout
 - exemplary specification throughout
 - 3+1 bedrooms
 - close to all local amenities and educational offerings
 - impressive fixtures and fittings
 - being sold with a completed chain
 - recessed ceilings with led lighting and bespoke wine rack
 - a seamless blend of period features and contemporary living
-

as you step inside, you're greeted by grandeur, with spacious landings, soaring ceilings adorned with bespoke plastered coving, and bespoke panelled todd doors standing at an impressive 2.2 meters in height.

the interior exudes sophistication with its panelled walls, seamlessly blending classic charm with modern sensibilities.

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the ground floor seamlessly blends elegance and functionality, boasting a cinema room with dolby atmos surround sound, a modern open-plan living area with schuco aluminium bi-folding doors leading to the tiled patio and private garden.





outside, the garden offers entertainment aplenty with keff speakers, vieto carbon infrared heaters, and a barbecue area with a flat-screen tv wired to sky, as well as the conveniences of a wired wifi booster, an outdoor tap and water heater. external socket points and water taps are also available. granite work surfaces, led lighting and bespoke fitted cupboards have also been installed with a 6 seater table resting on italian tiles.





the second reception room has been transformed into nothing short of an outstanding viewing experience. a cinema oasis for films and sports made far more enjoyable with the familiarity of dolby atmos surround sound via the delivery of 11x speakers and 2x subwoofers, all keff branded.

bespoke joinery has also been fitted for storage in the wonderful bay window and beneath the media wall.





A MESSAGE FROM THE OWNERS:

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"what an extraordinary journey these past 6 years have been. it's been a labour of love, crafting the perfect haven for our growing family. we'll cherish the memories of our amazing neighbours, the vibrant community events on our street, and the simple joy of strolling to the local parks, treating the kids to ice cream from the charming cherry tree amenities along the way.

living nearby to the piccadilly line made trips into the heart of london effortless, and the convenience of walking our children to their primary school has been a true pleasure, whilst living on this peaceful street has gifted us with daily sounds of nature.

our home, inside and out, has been a sanctuary of warmth and laughter, brimming with countless cherished moments, and our hope is that the new owners will continue to build upon these precious reminiscences."

in summary, this home offers a rare opportunity for families to embrace luxury living in a meticulously crafted, well-appointed residence with a wealth of modern amenities and timeless charm. a rare and wonderful opportunity awaits you...
(an employee of mi homes is affiliated with this home)



valuable information

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.




arnos park, broomfield park and grovelands parks are all easily accessible, with arnos park being the most convenient option. 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 factor in its popularity. walker, monkfrith and ashmole primary schools are nearby, with ashmole academy being just a short drive away.






EDUCATION:

primary schools:

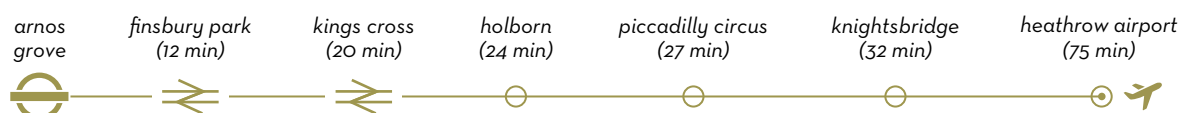
-  walker primary school
(ofsted rated good) 0.5 miles away
-  garfield primary
(ofsted rated good) 0.9 miles away
-  bowes primary school
(ofsted rated outstanding) 1.0 miles away

secondary schools:

-  laurel park school
(ofsted rated good) 0.7 miles away
-  ashmole academy
(ofsted rated outstanding) 0.7 miles away
-  st anne's catholic high school for girls
(ofsted rated outstanding) 1.4 miles away

TRANSPORTATION:

arnos grove station (piccadilly) is 0.6 miles away with direct access to kings cross station from under 25 minutes.



external *specifications list:*



EXTERNAL (FRONT):

- paved double driveway
- front double sockets
- external tap
- side security light

GARAGE:

- detached
- natural stone copings
- newly built (in 2019)
- has its own fuseboard
- hormann branded electronically powered garage door



EXTERNAL (BACK):

- italian tiled patio area
- professionally built storage shed

BARBEQUE AREA WITH:

- led lighting
- granite work surfaces
- bespoke fitted storage cupboards
- outdoor tap (with water heater)
- outdoor tv wired to sky
- wired wifi booster
- 4x outdoor keff speakers with sonos amplifier
- 3x electrically mounted vieto carbon infrared heaters
- has its own fuseboard

-
- bespoke, black steel security side gate



internal specifications list:

DOWNSTAIRS:

- ground floor base filled with concrete
- karndean, walnut coloured flooring with boarder
- all external original walls have had additional insulation fitted
- underfloor heating throughout (each room with their own thermostat)
- bespoke, panelled todd doors (2.2m in height)
- bespoke, walnut wooden wine rack fitted under the stairs with led lighting
- understairs storage
- white aluminium switches and sockets throughout
- comms cupboard with sonos amplifiers
- integrated sound system in the open plan living area and downstairs wc / utility room
- bespoke design, plastered coving throughout
- laura ashley downstairs sink unit with burlington w/c
- combi vaillant boiler

CINEMA ROOM:

- dolby atmos surround sound
- 13x keff speakers throughout the room including 2 subwoofers
- recessed, italian textured wallpaped ceiling with led lighting (resiliant bars fitted)
- suede carpet throughout
- 82inch recessed tv, with bespoke fitted cabinetry
- bespoke velvet roller blinds fitted to all windows
- three way adjustable lights



SECURITY:

- 4x hd cctv cameras
- the whole house is alarmed, and all rear windows have shock sensors fitted
- main door and all windows have triple security bolts
- wired panic alarms have been fitted by the front door, and in the principal bedroom (with 3, mobile wireless ones around the house)



continued internal specifications list:

KITCHEN / LIVING ROOM:

- designer kitchen with maple veneer 21mm thick doors
- drawers are made from solid dovetail walnut
- bespoke cornice to ceiling details with stunning new england corbels
- soft closing draws and doors
- caple drinks fridge
- miele appliances throughout
- solid stone quartz worksurfaces and full height silestone splashback
- large leibherr double fridge and double freezer
- expansive larder
- quooker hot tap
- double shaws butler sink
- insinkerator
- a blend of pendant, chandelier and spot lighting
- wallpapered feature wall with recessed tv and soundbar
- heat reflective glass on the skylight and bi-fold doors
- fensa approved double glazed windows
- integrated 4x keff ceiling speakers
- aluminium, bi-coloured schuco branded bi-fold doors



UPSTAIRS:

- suede carpets in all bedrooms and landing
- ceiling wired wifi booster
- tv points in all bedrooms
- italian wallpapered principal bedroom
- principal bedroom wired to sky
- bespoke velvet curtains in principal room
- 2x keff integrated ceiling speakers in the principal bedroom
- bespoke fitted wardrobes in bedrooms 1 and 2
- fully tiled bathroom with italian ceramic tiles, coupled with laura ashley sink unit
- standalone burlington bath and burlington w/c & shower
- 1x integrated keff speaker in bathroom

OTHER:

- panelling throughout the ground floor
- fully refurbished with an exceptional specification
- recently painted with little greene paint throughout
- 1940s, semi-detached, halls adjoining, cox built house
- great ceiling heights, side windows and spacious landings
- situated within the minchenden estate

LOFT ROOM:

(can be used as a bedroom or work room)

- pre-wired and plumbed for a full dormer extension
- velux window
- eaves storage with lighting which has all been boarded and insulated

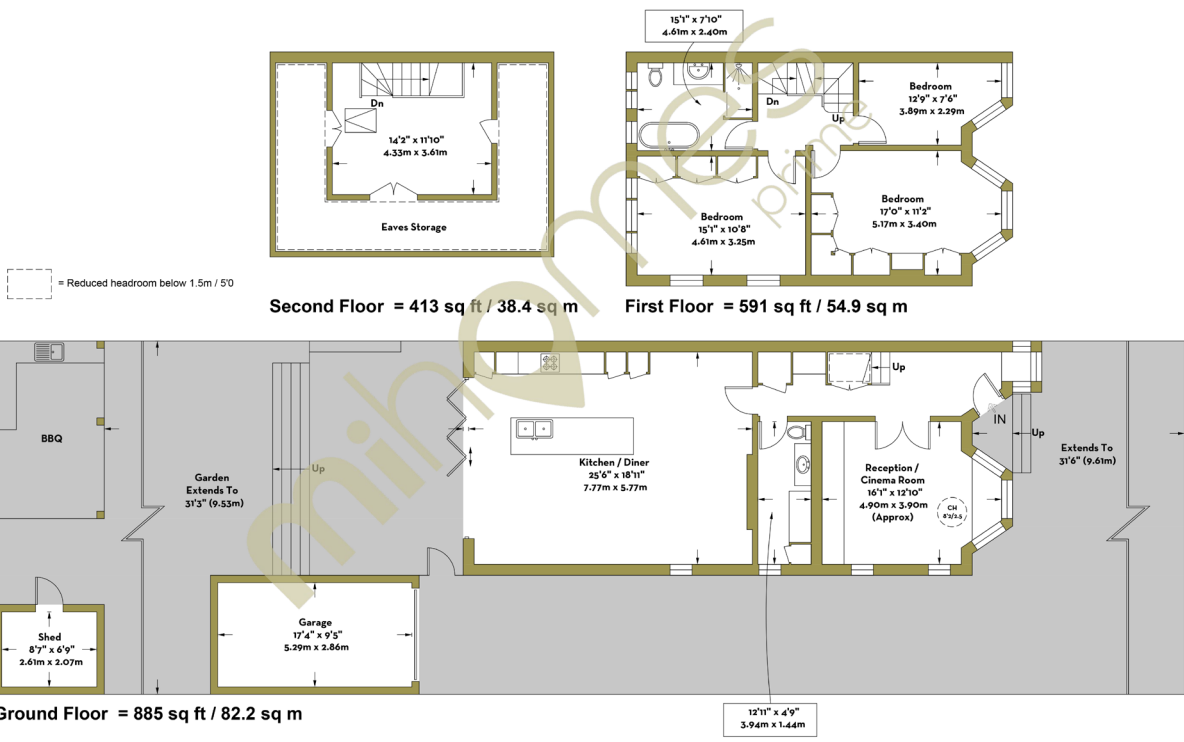
floorplan:

39 ABBOTSHALL AVENUE N14 7JU

- epc rating: c
- council tax band: f

- approximate gross internal floor area: 1653 sq ft / 153.6 sq m (excluding reduced headroom / eaves)
- reduced headroom / eaves: 236 sq ft / 21.9 sq m
- total: 2108 sq ft / 195.9 sq m

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 1081973)



5 reasons you can trust us *to secure your new home:*

1

dedicated whatsapp group for effective sales progression

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

4

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(4.9/5 stars from over 370 google reviews)



5

over 80% of business generated solely by recommendations

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dream a reality. let's talk.*