

SIDNEY AVENUE

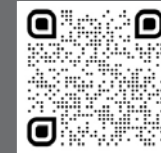
PALMERS GREEN - N13

THOMAS
JAMES



- SEMI DETACHED HOUSE
- OFF STREET PARKING
- 5 BEDROOMS

- 3 RECEPTION ROOMS
- 2 BATHROOMS
- CAN BE OFFERED CHAIN FREE



FOR SALE
OIEO £800,000
FREEHOLD

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5 BEDROOM HOUSE

OFFERS IN EXCESS OF - £800,000 - FREEHOLD

IN BRIEF

Close to the shops and station in Palmers Green Triangle, this lovely double fronted, five bedroom, three storey, semi detached house has off-street parking for two cars and a sunny south-facing garden. There's also a handy cellar for storage and potential to extend to the rear and into the loft.

PROPERTY DESCRIPTION

With 2,004 square feet of space inside and a 66 ft garden, this substantial house is ideally suited to modern lifestyles with plenty of living space both indoors and out. It also has potential for extension. The property is a charming mix of old and new, with many original features including ceiling cornicing, panelled doors, and fireplaces alongside contemporary fixtures and fittings.

The accommodation, which is set over three floors, has retained its original layout with four main rooms plus a bathroom and WC on the ground floor, four bedrooms and a bathroom on the first floor, and one bedroom on the second floor.

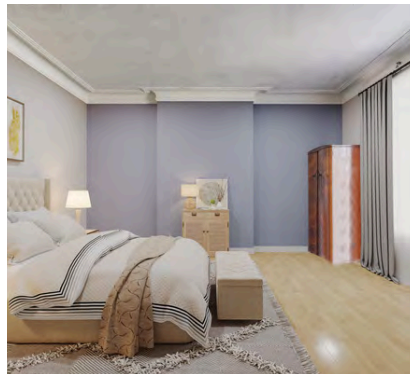
The front door opens into a long hallway, with the main living room and kitchen to the right, and the dining room and snug to the left. All rooms are a good size, and at 14'7" by 12'5" the living room has plenty of space for sofas. This room has a lovely square bay window, a panelled ceiling, and a feature fire surround. The dining room and snug also have generous period proportions and good natural light from large windows. The snug has full length glazed sliding doors that open onto the paved garden terrace.

The kitchen opposite is lined with contemporary fitted floor and wall cabinets, complemented by a smart metro-tiled splashback, and has space for a table. It has a view of the rear garden, and a door to a small back hall that provides access to the garden, tiled shower room, and WC.

COUNCIL TAX BAND: G
ENFIELD COUNCIL

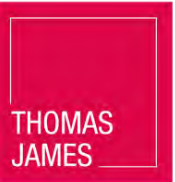
EPC RATING: E

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED.....

Four of the five double bedrooms are on the first floor, as are the bathroom and adjacent WC. The main bedroom at the front of the property is spacious with great natural light from two windows. At 17'3" by 15'1" it has ample space for a kingsize bed and bedroom furniture. The second bedroom, also at the front, is also c.17ft long. The third and fourth bedrooms are at the rear with garden views, and the third bedroom has an original fireplace and built-in cupboard. The bathroom and WC on this floor have good light and ventilation from high level windows, and both are tiled and fitted with contemporary white sanitary ware.

The second floor is home to the fifth double bedroom that would also make an ideal study (as in the staged image).

The house has a block-paved front garden with two parking spaces and gated side access to the rear garden. This delightfully sunny space has a full width paved terrace, and a large central lawn with paths to a garden shed at the end. Trees and mature shrubs provide privacy.

LOCAL LIFE

-The apartment is in the heart of friendly Palmers Green, less than half a mile from all the amenities of Palmers Green Triangle, including the station.

-Palmers Green station, just over half a mile from the property, regular train journeys to King's Cross (22 minutes). Alternatively, Bounds Green station on the Piccadilly Line is less than a mile away.

-Road links are excellent. The North Circular Road is mere moments away, and there are numerous bus routes along nearby Green Lanes.

-There are plenty of high quality green spaces and leisure facilities in the area, including Broomfield Park and Arnos Park, and several sports clubs and recreation grounds.

VIDEO



TRANSPORT

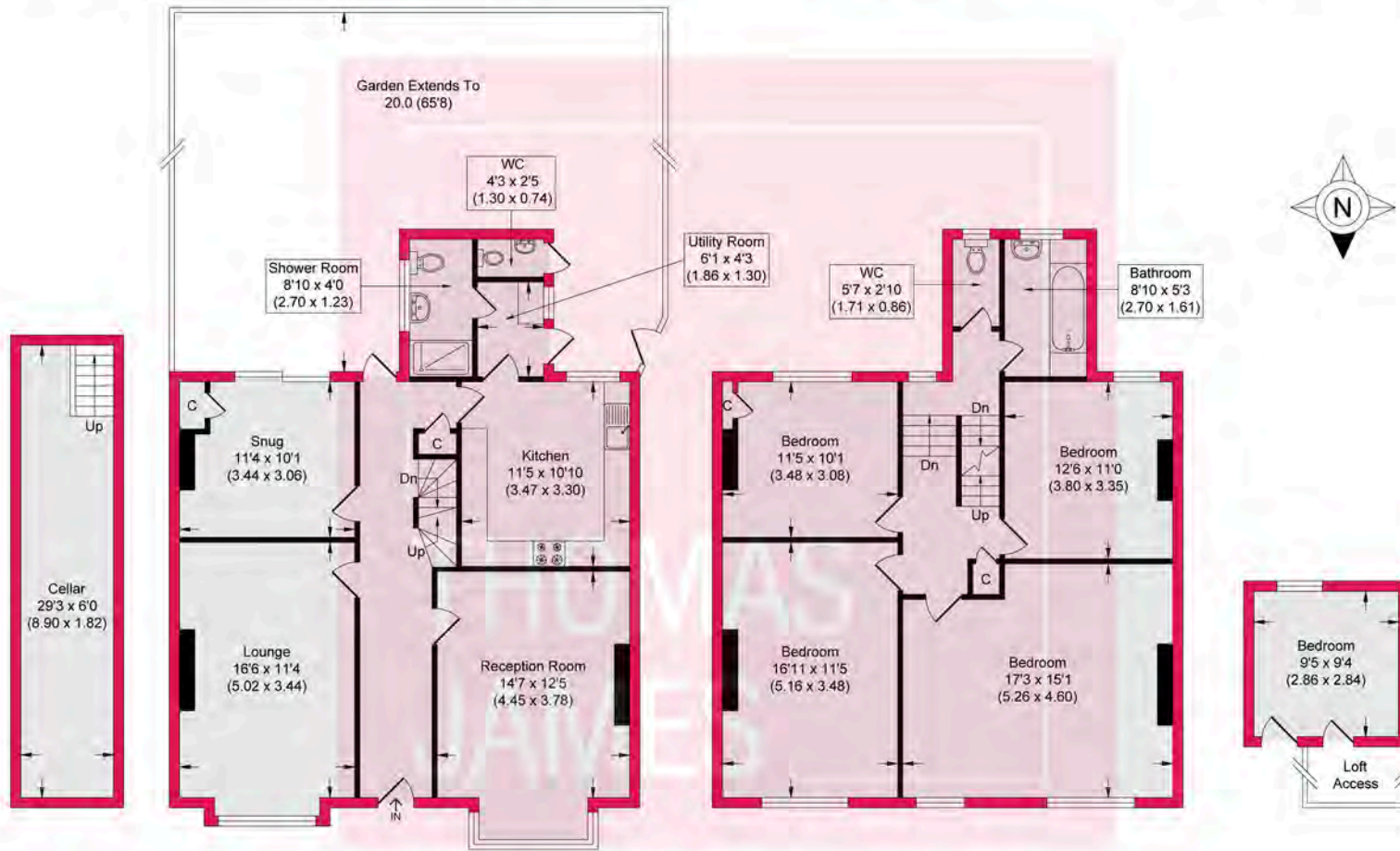


Lower Ground Floor
20 sq.m. (174.37 sq.ft.) approx.

Ground Floor
82.18 sq.m. (884.58 sq.ft.) approx.

First Floor
79.68 sq.m. (857.67 sq.ft.) approx.

Second Floor
8.12 sq.m. (87.40 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 186.18 sq.m. (2004.02 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

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