

# QUEENSLAND AVENUE

THOMAS  
JAMES



**London - N18**  
**£500,000 Freehold**

Located at the end of a quiet cul-de-sac on the Palmers Green border, this three bedroom terraced house has a large garden and a garage. The property is in immaculate condition and conveniently situated within easy walking distance of several stations and the centres of Palmers Green and Tottenham.

This ideal family home has been fully refurbished and fitted out to a high standard. It has 932 square feet of living space and mainly retains its original layout, with a living room, dining room, kitchen, and a WC on the ground floor, and three bedrooms and a family bathroom upstairs. The layout change is a clever swap of the third single bedroom for the bathroom which has improved both rooms.

3 Bedrooms  
1 bathroom  
Rear garage  
Terraced  
Freehold  
CT band: D  
Council: Enfield  
EPC rating: D

**by appointment only**  
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A sheltered porch opens into the hallway, which has a built-in cupboard and leads directly to the living room, dining room, and kitchen.

The living room is a delightful space, with lots of light from a wide southwest-facing window and all white walls and a blond laminate wood floor that emphasise the sense of space and light. This contemporary vibe continues into the dining room, which has tall glazed double doors that provide garden views and open onto the paved terrace.

The adjacent galley kitchen has sleek fitted wall and floor cabinets with integrated appliances, plenty of worktop space, and zingy lime green metro tiled splashbacks. A fully glazed door opens into a back porch and onto the rear terrace. The WC is accessed via a door within the back porch.

The main bedroom is at the front of the property alongside the family bathroom, with the second double bedroom and the third bedroom at the rear. Both the main and second bedrooms have contemporary bespoke fitted wardrobes and all three bedrooms have white walls and are carpeted. The bathroom has a charming triangular bay window and is fitted with a bath, washbasin, and WC.



Outside, the property is set back behind a lawn front garden with a low wall. The rear garden has a terrace next to the rear of the house and a lovely long lawn with a paved path and a planted border. At the end there's a pebbledash single garage (with rear vehicle access) and a handy lean-to.

There's plenty of living space in this immaculately presented property, which also has potential for expansion to the rear and into the loft, as evidenced by several neighbouring properties.

Offered chain free.



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## LOCAL LIFE

There are plenty of local amenities within walking distance, including shops, cafes, and supermarkets in the neighbourhood centre of Palmers Green, and all amenities of Tottenham town centre.

Transport links are good. Silver Street (1.3 miles) has sub-30 minutes train to Liverpool Street, and Palmers Green station (1.5 miles) has regular direct 21-minute trains to King's Cross. Bowes Park (1.7 miles) on the overground and Bounds Green (2 miles) on the Piccadilly line provide direct journeys to the City and West End. It's easy to get around by car, with the A10 and North Circular Road both a couple of minutes' drive away.

Tottenham Recreation Ground is just over a five minute walk. This open green with two playgrounds and an outdoor gym is a popular local resource.

Popular Oakthorpe Primary School is just over ten minutes' walk from the house.



## LINKS

[Property walk though by Thomas James >](#)

[Location >](#)

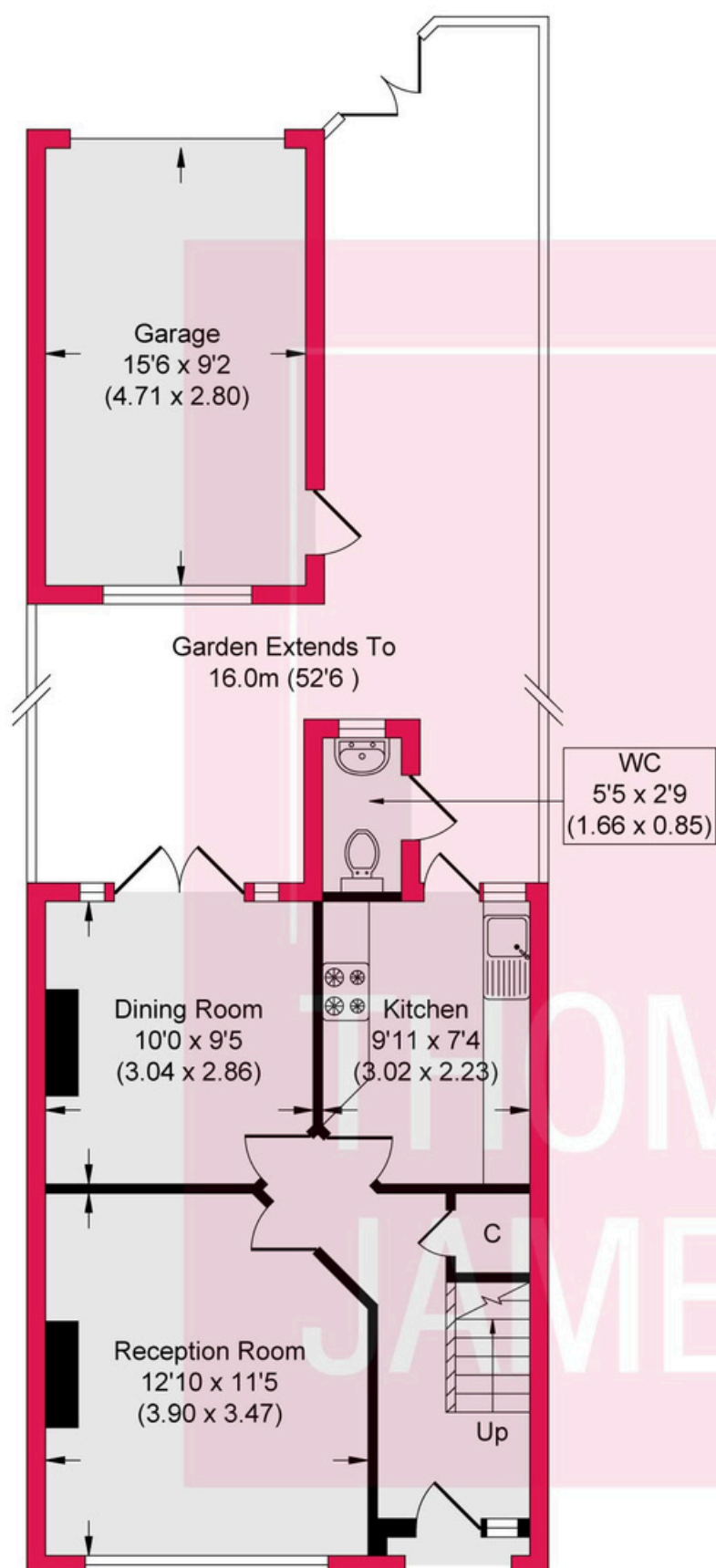
[Transport >](#)

[Social media >](#)

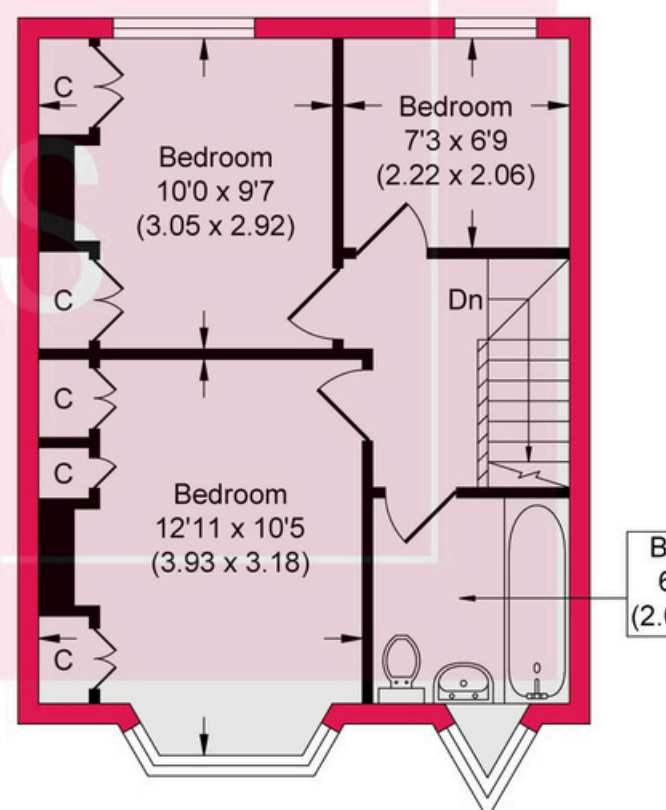
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor  
51.36 sq.m. (552.83 sq.ft.) approx.



First Floor  
35.19 sq.m. (378.78 sq.ft.) approx.



**TOTAL FLOOR AREA : 86.55 sq.m. (931.61 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.