

Avenue Road, London, N14 4EJ



# Avenue Road

Located in a private development, this 4-bedroom semi-detached house offers a perfect blend of modern elegance and contemporary design.

Boasting four spacious bedrooms and a family bathroom with the primary suite benefiting from a walk-in wardrobe and ensuite shower room with the added benefit of access to roof terrace. This property is ideal for families looking for a comfortable and stylish home.

The interior of the house is bright and inviting, with a cosy atmosphere that makes you feel right at home. As you enter the property the split-level hallway leads to a living room and leads to an open plan kitchen super room with a range of modern fitted units with quartz worktops and integrated appliances. To complete the ground floor there is underfloor heating and a guest WC.

The well-maintained garden provides a peaceful outdoor space for relaxation and entertaining guests.

Location: Situated in a convenient location within easy reach of local shops, restaurants, bus routes and Piccadilly underground stations at both Cockfosters and Southgate.

Don't miss out on the opportunity to make this property your dream home. Contact us today to arrange a viewing.























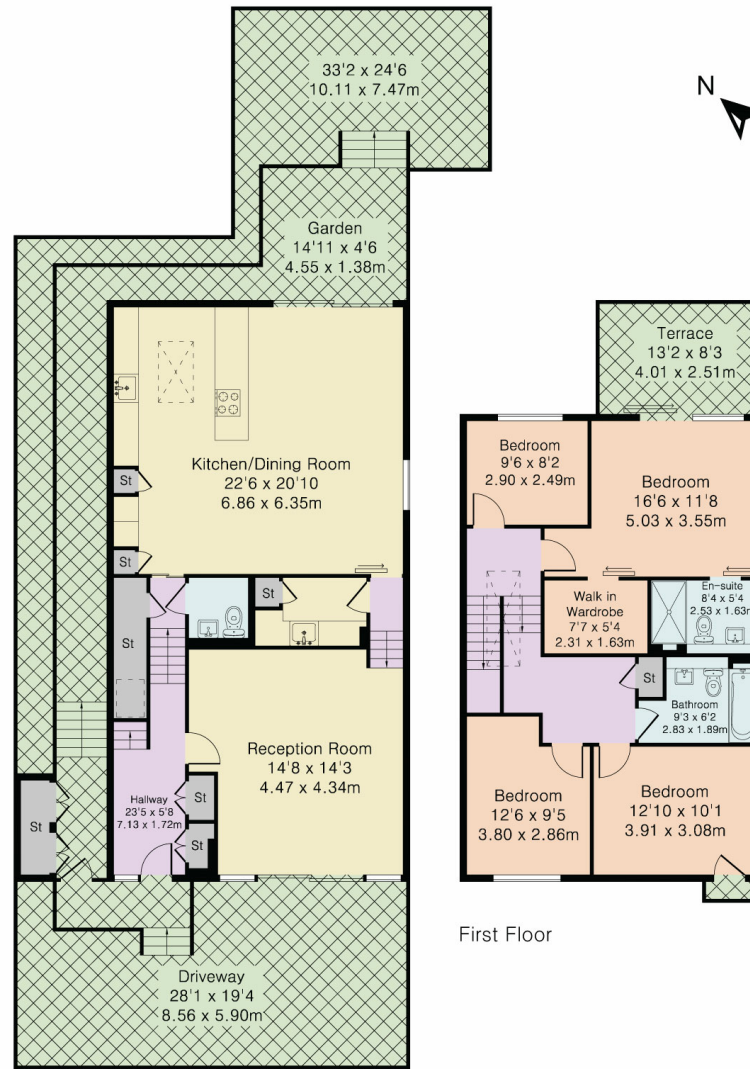




Approximate Gross Internal Area 1788 sq ft – 166 sq m

Ground Floor Area 975 sq ft – 91 sq m

First Floor Area 813 sq ft – 75 sq m



Ground Floor

First Floor

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

# STATONS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G  
Local Authority – Enfield

STATONS  
HADLEY WOOD

10 CRESCENT WEST  
HADLEY WOOD  
HERTS  
EN4 0EJ  
0208 440 9797  
[hadley.office@statons.com](mailto:hadley.office@statons.com)

