RIVER AVENUE, N13 5RX















Offers in excess of £725,000 Freehold

- FAMILY HOUSE
- BATHROOM WITH BOTH BATH AND SHOWER
- FRONT RECEPTION ROOM
- MODERN FITTED KITCHEN
- PRIVATE SIDE ACCESS
- THREE WELL PROPORTIONED BEDROOMS
- OFFICE IN LOFT ROOM
- 22' REAR RECEPTION ROOM
- PRIVATE REAR GARDEN
- OFF STREET PARKING WITH EV CHARGER

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These details are not guaranteed correct, nor do they form part of any contract.

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Property Details

Positioned on the tranquil River Avenue in London, N13 on the borders of N21 this stunning end of terrace house offers a perfect blend of comfort and convenience. Situated on a quiet road, it is just a stone's throw away from the vibrant Green Lanes, where you will find an impressive array of shops, restaurants, and cafes in both Winchmore Hill and Palmers Green, along with their respective train stations for easy commuting. The property is well placed for Highfields primary school with an Ofsted rating of Outstanding an Winchmore secondary school with an Ofsted rating of Good.

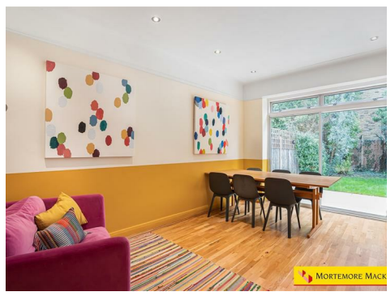
As you enter the property, you are greeted by a welcoming ground floor hallway that leads to a charming front reception room, ideal for relaxation or entertaining guests. The expansive 22-foot rear reception room provides ample space for family gatherings and opens up to a modern fitted kitchen, perfect for culinary enthusiasts.

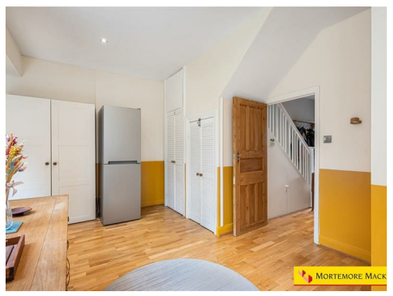
The first floor boasts three well-proportioned bedrooms, each offering a comfortable retreat and having air conditioning, along with a stylish bathroom that features both a bath and a shower, catering to all your bathing needs. Additionally, there is a versatile office space located in the loft, accessible via a convenient pull-down ladder, making it an excellent spot for remote work or study.

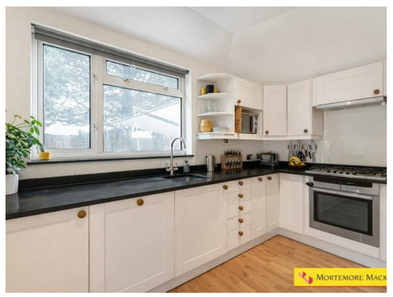
The exterior of the property is equally appealing, with a paved front area that allows for off-street parking and has an EV charger. The rear garden, which fans out due to the corner position of the house, provides a lovely outdoor space for relaxation or play. Furthermore, the private gated side access enhances the practicality of this delightful home.

This semi-detached house is a rare find, combining modern living with a prime location, making it an ideal choice for families or professionals seeking a peaceful yet connected lifestyle in London.









Approximate Gross Internal Area 1399 sq ft - 129 sq m
Ground Floor Area 662 sq ft – 61 sq m
First Floor Area 585 sq ft – 54 sq m
Loft Room Area 152 sq ft – 14 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

MORTEMORE MACKAY

