

Hamptons

INTERNATIONAL



Coldfall Avenue, London, N10

6  2  2 

OFFERS IN EXCESS OF

£1,500,000

(£1,500,000)

Property details



Key features

- **Double fronted**
- **semi-detached**
- **six bedrooms**
- **two bathrooms**
- **lateral space**
- **utility room**
- **lovely garden and conservatory**
- **guide price £1**
- **575**
- **000-£1**

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Description

Guide price £1,575,000-£1,625,000A stunning double fronted Edwardian House, approx 2170 sq ft, with 6 bedrooms, 2 bathrooms and bright open plan kitchen/ diner within catchment of the outstanding primary and secondary schoolsAn incredible double fronted Edwardian terraced home, located on a quiet non-thru residential road. This stunning family home has been renovated to a high standard throughout. The wide entrance hall, laid with an attractive tile, leads to the bright and spacious kitchen/family room. The kitchen is fitted with stylish navy units and pale pink splash back. There are quality integrated appliances, generous storage, and breakfast bar. The wide bay window to the front floods the room with natural light, window seats are built in providing excellent seating for the large dining table. The floor is laid with large porcelain tiles and opens into the bright conservatory. To the right of the hall is the formal reception with original fireplace and wooden floor with double glazed sash windows. Further along the hall is the boot room, large utility and guest w.c. The first floor has four generous double bedrooms, separate w.c, and family wet room with both bath and shower. The top floor has the principal bedroom with incredible views, a large shower room and another double bedroom. The rear garden is accessed via the conservatory and hall. There is a decked terrace with a few steps leading down to the garden, mature trees provide a pleasant leafy outlook, there is another decked terrace set at the rear west facing corner of the garden, an ideal spot to receive the last of the days sun.OutsideThe rear garden is perfect for al-fresco dining on the decking, there is a lawn, mature trees, variety of flowers and evergreens planted at the borders, as well as a shed for garden storage.SituationA sought after residential road, popular with families and young professionals. Within catchment for the outstanding local primary and secondary schools. The vibrant Broadway in Muswell Hill is close by. Property Ref Number: HAM-59553

































Floor plan

Approximate Area = 2062 sq ft / 191.5 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Outbuilding = 83 sq ft / 7.7 sq m
Total = 2176 sq ft / 202 sq m
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com