

**FINSBURY
PARK AVENUE
N4 1DQ**



Price Taylor LLP
Residential

**FREEHOLD
HOUSE**

020 7354 7354

 4  2  2



POPULAR LOCATION IN HARRINGAY, N4

£700,000 Freehold Fixed Price

- Family home
- No through road
- Gas central heating with radiators and double glazing
- Requires modernisation
- Large south facing garden
- In our opinion may offer opportunity & potential



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ACCOMMODATION

Ground Floor Accommodation

Storm Porch.

Entrance Hall:

Upvc half glazed door, leading to a welcoming carpeted entrance hall, with attractive stair case. Radiator. Understairs cupboard. WC (with shower cubicle and wash hand basin).

Reception Room: 2.40m x 5.17m (7'10" x 17'0")

Upvc double glazed units, and wall mounted radiator. Hard wearing laminate floor covering.

Kitchen / Diner: 4.65m x 3.28m (15'3" x 10'9")

A range of fitted white gloss finish wall mounted units and base units, with oven and space for washing machine, and fridge freezer. With tiled splashback and fitted with stainless steel sink and electric hob, with overhead cooker canopy. Upvc double glazed windows and glazed French doors to rear aspect.

First Floor Accommodation

Landing

Carpeted staircase leading to carpeted landing.

Reception Room 4.48m x 3.28m (14'9" x 10'9")

Upvc double glazed units, and French doors to Juliet balcony, overlooking south facing aspect. Hard wearing laminate flooring. Radiator.

Bedroom 1.83m x 2.24m (6' x 7'4")
Double glazed windows to front aspect providing. Carpeted flooring
Radiator.

Bedroom 2.49m x 3.43m (8'2" x 11'3")

Double glazed windows to front aspect providing. Carpeted flooring
Radiator.

Bathroom

A three piece suite bathroom, with tiled walls and floor covering.
Radiator

Second Floor

Bedroom 3.52m x 3.35m (11'7" x 11'0")

Upvc double glazed window.
Carpeted floors. With built in open fronted wardrobe with clothes rail and shelf. Radiator.

Bedroom 4.42m x 3.28m (14'6" x 10'9")

Upvc window to rear aspect.
Carpeted flooring. With built in wardrobe units.
The en-suite is fitted with shower cubicle, wash hand basin and WC.
Radiator.

Exterior

Driveway with block paving. Front garden 4.88m x 7.21m (16'0" x 23'8"). Outside utility cupboard 0.98m x 0.64m (3'3" x 2'1") housing the gas meter and electric consumer unit.

Back garden 4.99m x 14.16m (16'4" x 46'6") With patio area, and grass with mature shrubbery and trees.

PLANS

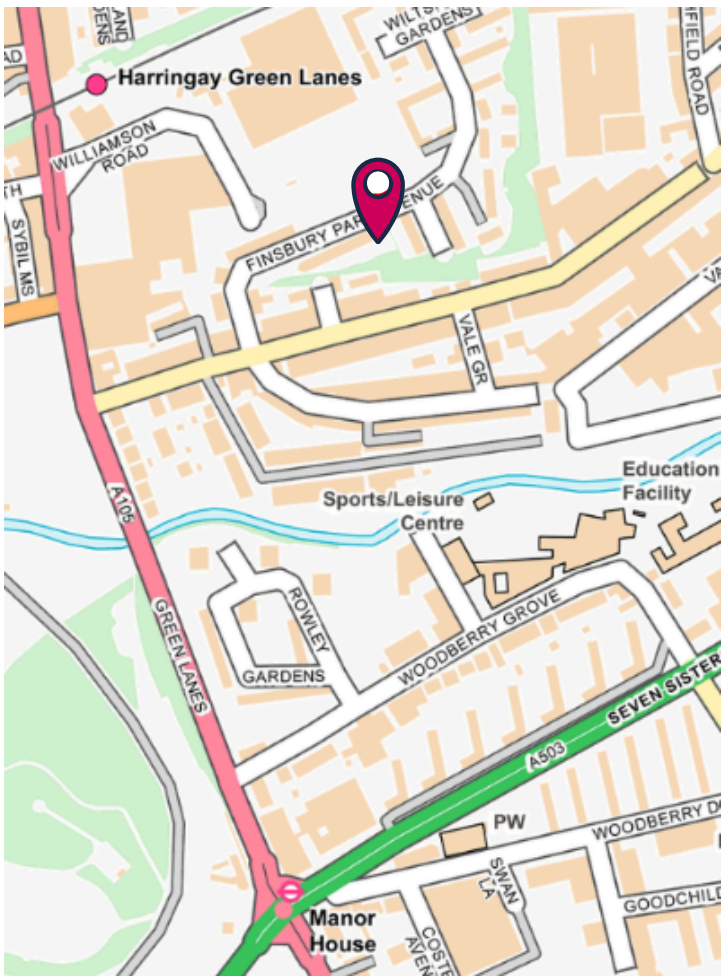
48, Finsbury Park Avenue,
Tottenham, London, N4 1DQ



Total Area: 108.2 m² ... 1164 ft²

All measurements are approximate and for display purposes only

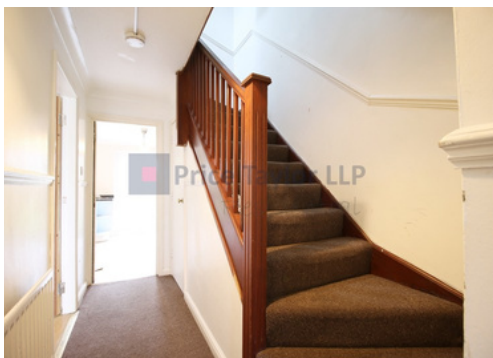
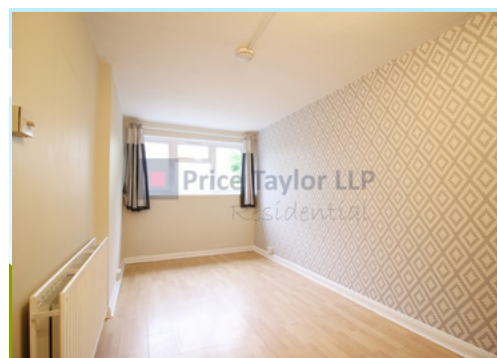
AREA MAP



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GALLERY





COUNCIL TAX

Haringey Council E: £2,575.63

ARRANGE A VIEWING

 **020 7354 7354**

 **enquiries@pricetaylor.com**

Ref: 48N4



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