

PRICKETT & ELLIS ESTD 1767

# Cascade Avenue, N10

## Asking Price: £1,300,000 Freehold

This charming Collins built Arts and Crafts family home is idyllically located in a peaceful spot on the ever popular Rookfield Estate. With pretty period features and a lovely secluded garden, this is like country living with all of the amenities of Muswell Hill to hand!









Arts and Crafts style family home • Large front reception room • Open plan kitchen diner / family room • Three bedrooms • Family bathroom • Potential for loft conversion • Delightful garden • Peaceful location • Chain free







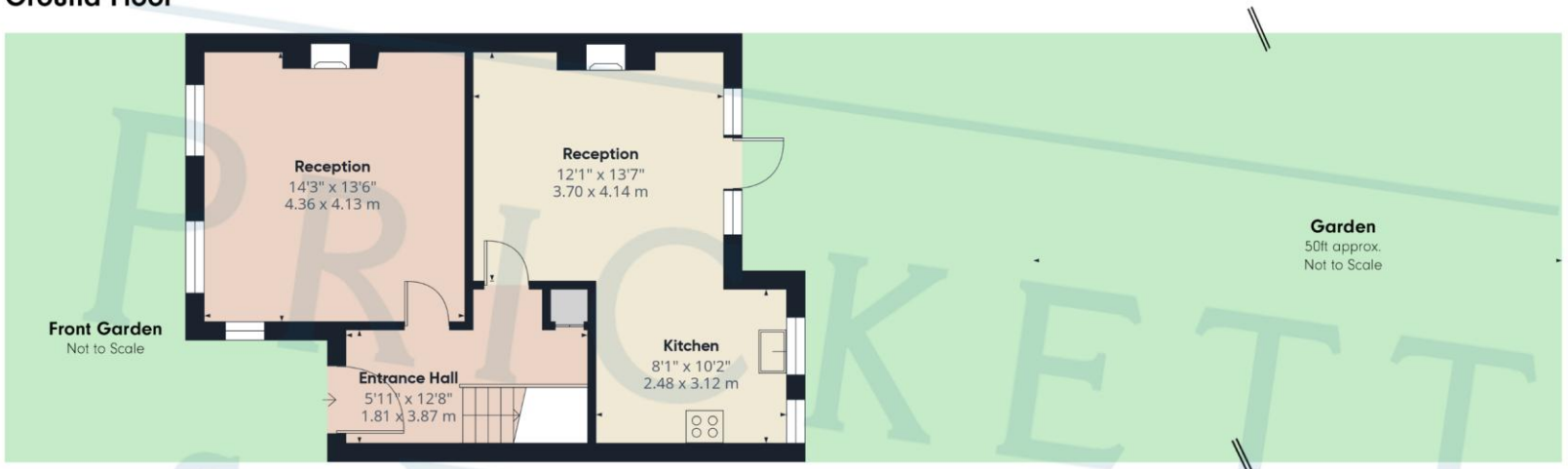
This beautiful Collins built Arts and Crafts family home is being sold chain free and is situated towards the Etheldene Avenue end of the road, therefore giving it a quiet and peaceful outlook.  A welcoming entrance hall leads to the beautiful front reception room with feature fireplace and wood flooring. The rear reception has been opened up to the kitchen to create a fabulous kitchen/dining/family room. Doors open onto the delightful garden with a large patio and lawn area making this a superb spot for outdoor dining and entertaining. There is also rear access from the road.
There are three bedrooms, two generous doubles and a large single and a family bathroom on the first floor and a large undeveloped loft area which others in the road have been converted to create a master bedroom suite.

It's easy to see why the Rookfield Estate is quintessentially desirable. Country living in the city springs to mind - peace and quiet, pretty houses with beautiful gardens and yet schools, transport and the buzz of both Muswell Hill and Crouch End Broadways with their lively mix of independent shops, restaurants, cafes and cinemas are close by. Green spaces abound - Ally Pally, Highgate and Queens Woods all nearby.
Transport links are to Highgate Underground (Northern Line) and Finsbury Park.

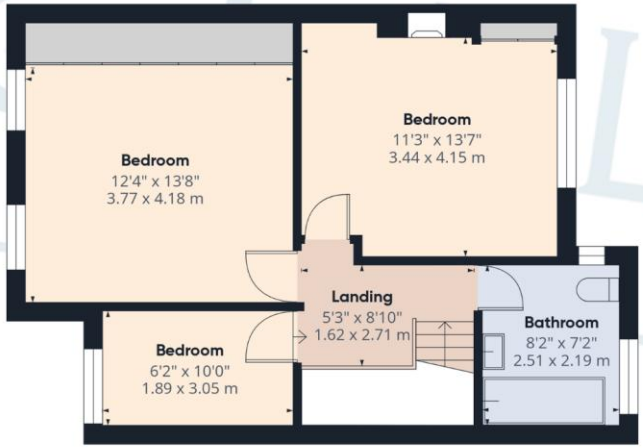
EPC Rating: D  Council Tax Band: E



## Ground Floor

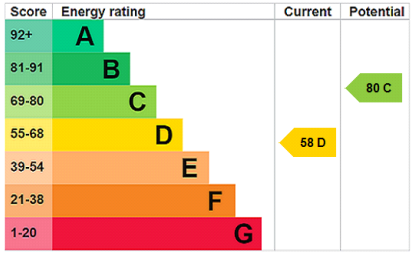



## First Floor




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**Approximate Gross Internal Area:**
1,161.64 ft²
107.92 m²




While every attempt has be
ensure accuracy, all measu
approximate, not to scale
plan is for illustrative purp

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