

Abbotshall Avenue, London,

Offers in the region of: £1,150,000



This beautifully presented four bedroom semi detached family home offers bright, expansive and exceptionally well balanced accommodation arranged across three generous floors, enhanced by a stunning dual aspect open plan ground floor that delivers phenomenal natural light throughout the day. The ground floor showcases a superb reception space flowing seamlessly into an impressive kitchen/dining area which was newly plumbed and fully upgraded in 2022, complete with modern radiators and fully insulated engineered wooden flooring throughout the ground floor. A guest W.C. completes the level. The first floor offers three well proportioned bedrooms served by a stylish family bathroom, while the top floor is dedicated to a substantial principal suite with a large double bedroom and contemporary en suite. Externally, the home enjoys a large private rear garden, a side garage, and a generous front driveway, with convenient side access to the garden. With its contemporary finish, exceptional brightness and superb proportions, this is a home that truly rewards an in person viewing.

Abbotshall Avenue enjoys a peaceful residential setting within Southgate while remaining moments from excellent local amenities. Residents benefit from easy access to the cafés, restaurants and everyday conveniences of Southgate, as well as nearby Hampden Square and Chase Side's wider selection of shops and services. Transport links are strong, with Southgate Underground Station (Piccadilly Line) providing fast and direct connections into Central London, while nearby bus routes ensure effortless local travel. The area is surrounded by attractive parks and green spaces, including Oak Hill Park and Grovelands Park ideal for weekend walks, running and outdoor leisure. Well regarded schools and a friendly community atmosphere further enhance the appeal, making this an excellent choice for buyers seeking comfort, connectivity and a beautifully finished modern family home.









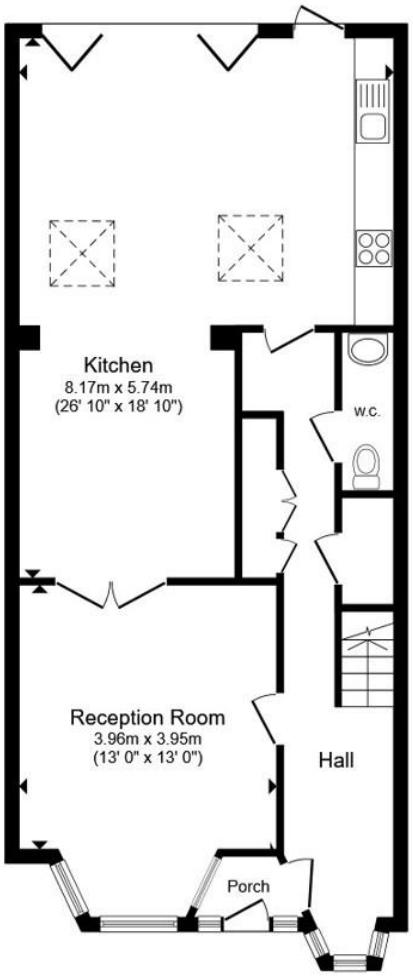




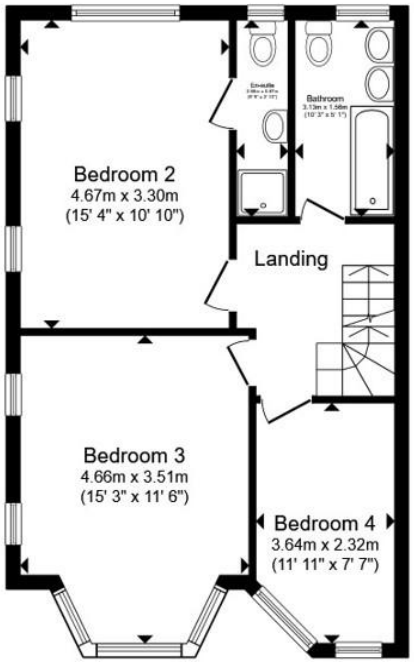




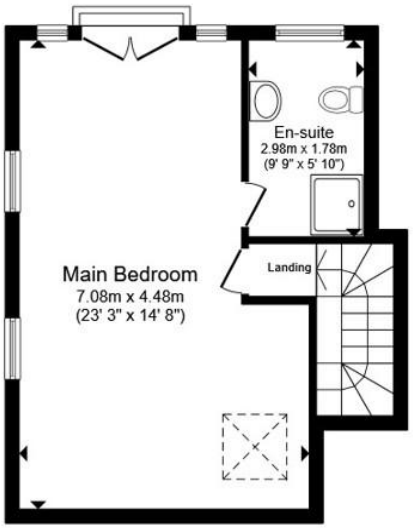




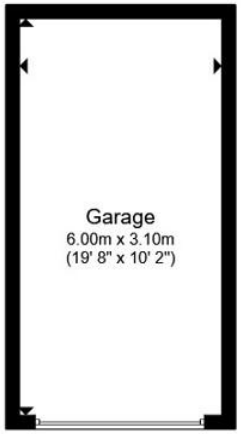
Ground Floor



First Floor



Second Floor



Garage

Total floor area 184.0 m² (1,981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Bairstow eves





Council Tax Band: **F**

Tenure: **Freehold**

Bairstow eves

Viewing arrangement by appointment: **020 8886 2216**
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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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