



Bourn Avenue, N15 4HP

A Guide Price Of £675,000 - £700,000

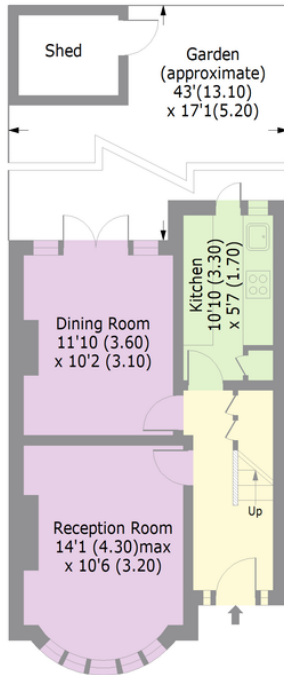
A well presented four bedroom mid-terrace house situated on a popular residential turning moments away from the green open spaces of Downhills Park Recreation ground. The property has been well maintained by the current owner with an array of period features including a working fireplace. The ground floor features a spacious bay fronted reception room, kitchen/diner with access to a private rear garden. The first floor boasts three bedrooms and a family sized bathroom. The second-floor loft conversion adds a further bedroom and shower room. Further benefits include energy saving solar panels and abundance of storage space. Bourn Avenue is conveniently situated to Green Lanes, Harringay with its superb selection of shops and restaurants as well as the highly acclaimed Salisbury Arms public house, True Craft Tap House, Blighty India Café, Forks & Green & Perkyn's that serves fresh coffee and craft beer are also a short walk away. Transport can be found at Seven Sisters Underground Station (Victoria Line Zone 3). There are also great links to the Overground & Railway stations – Seven Sisters, Bruce Grove and White Hart Lane.

****Chain Free****

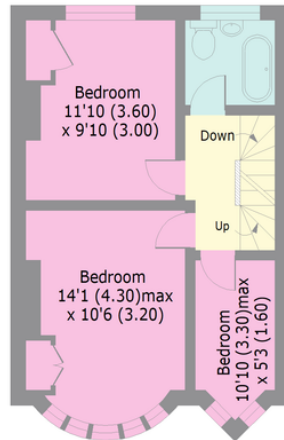


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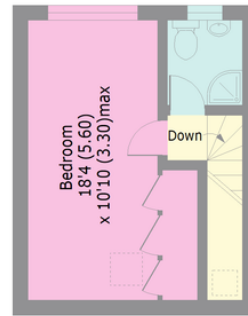
Approx. Gross Internal Area 1089 Sq Ft - 101.2 Sq M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Wilkinson Byrne REF: 563057

Date: 16/11/2022



4



Bedrooms

1



Receptions

2



Bathrooms

Yes



Garden

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating:

C

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