



## Cornwallis Avenue, London, N9 0JP

£400,000



Nestled in the desirable area of Cornwallis Avenue, this charming two-bedroom end of terrace house presents an excellent opportunity for both first-time buyers and investors alike. Conveniently located near Edmonton Green Station, commuting into central London is a breeze, making this property ideal for those who seek both comfort and accessibility.

Upon entering, you are welcomed into a spacious open-plan living room that seamlessly flows into a fitted kitchen, perfect for entertaining or enjoying family meals. The kitchen features a lean-to, providing additional space and easy access to a low-maintenance garden, where you can unwind or host gatherings in a tranquil setting.

The property boasts two generously sized double bedrooms, ensuring ample space for relaxation and rest. The large upstairs bathroom is well-appointed, catering to the needs of a modern household.

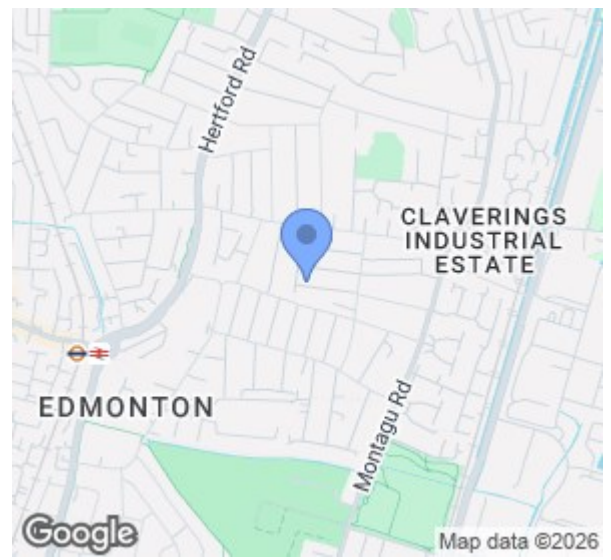
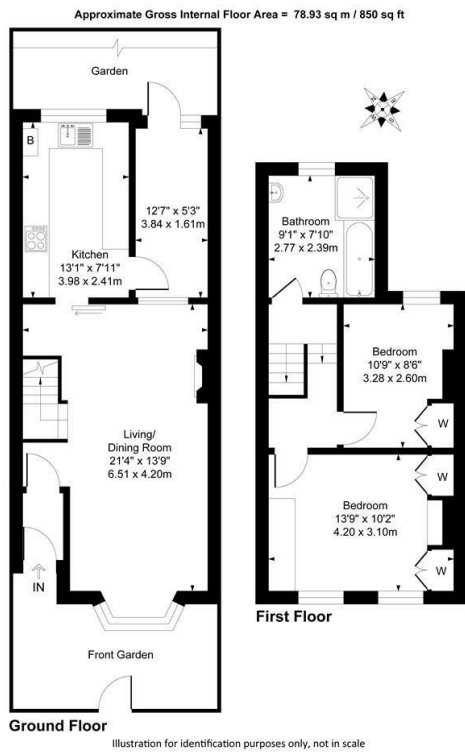
This home is offered chain-free, allowing for a smooth and efficient purchase process. Furthermore, it holds significant potential for extension, enabling you to tailor the space to your personal preferences and requirements.

Situated close to local schools and a shopping centre, this property is not only practical but also offers a vibrant community atmosphere. With its blend of convenience, comfort, and potential, this end of terrace house is a must-see for anyone looking to make a home in this thriving part of London.

- Two bedroom end of terrace Victorian
- Open plan living room
- Fitted kitchen
- Lean to
- Patio rear garden
- Double bedrooms
- Large upstairs bathroom (four piece suite)
- Chain free
- Needs some modernisation in places
- Close to Edmonton Green Over Ground

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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