



Cornwallis Avenue, London, N9 0JP

Price Guide £400,000



Nestled in the charming Cornwallis Avenue, this delightful two-bedroom mid-terrace Victorian house offers a wonderful opportunity for both first-time buyers and those looking to invest. Spanning an impressive 940 square feet, the property is in good condition throughout, making it a perfect canvas for your personal touch.

As you enter, you are greeted by a bright and airy through lounge that exudes warmth and character, ideal for both relaxation and entertaining. The good-sized fitted kitchen, complete with a lean-to, provides ample space for culinary adventures and leads directly to a generous garden measuring approximately 30-40 feet. This outdoor space is perfect for enjoying sunny days or hosting gatherings with family and friends.

The first floor boasts two spacious double bedrooms, ensuring comfort and privacy for all occupants. The upstairs bathroom features a three-piece suite, providing convenience and functionality.

Additionally, this property presents an exciting opportunity for further development, with potential for a loft conversion, subject to planning permission. Being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

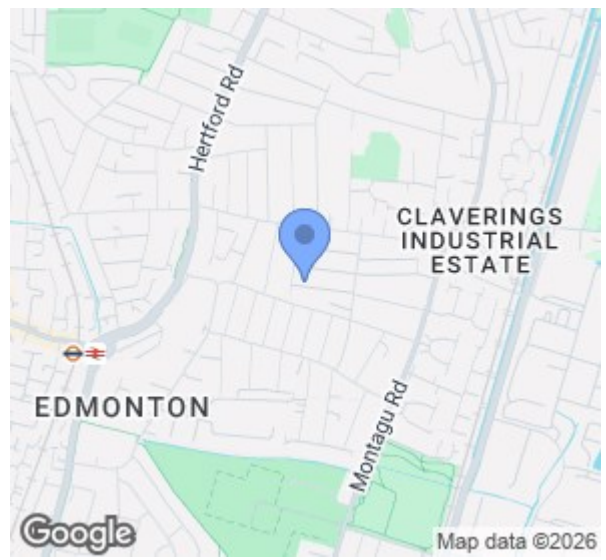
Conveniently located close to Edmonton Green Overground station, this home offers excellent transport links, making it easy to explore the vibrant city of London. With its blend of period charm and modern living, this property is not to be missed. Come and discover the perfect place to call home in this sought-after area.

- Two Bedroom Mid-terrace
- Open plan living room (through lounge)
- Fitted kitchen
- Lean too/Utility room
- Private rear garden with large shed
- Loft conversion (STPP)
- Upstairs bathroom (three piece suite)
- Chain free
- Close to Edmonton Green Over ground
- Close to Edmonton Green shopping center

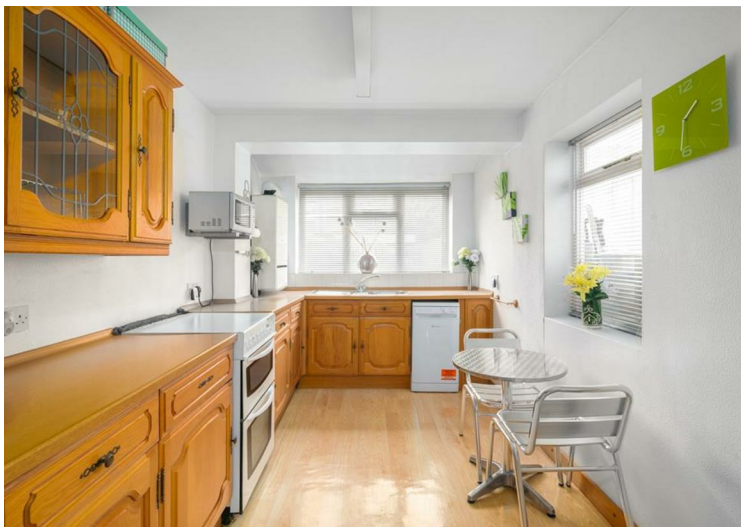
Viewing

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

Approximate Gross Internal Floor Area = 87.30 sq m / 940 sq ft
(Including Shed)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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