



## 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
- Double bedrooms
- 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)



Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Vary very efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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	



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