



27

— ABBOTSHALL AVENUE —

# Beautifully presented family home with versatile living space, garden room and generous rear garden.

Guide price: £875,000 - £910,000

Situated on the ever-popular Abbotshall Avenue, N14, this beautifully presented three-bedroom semi-detached home offers approximately 1,510 sq ft of well-planned accommodation, including outbuildings, making it an ideal choice for families seeking space, style and convenience.



The ground floor welcomes you with an inviting entrance hall leading to a bright and spacious front reception room, perfect for relaxing or entertaining. To the rear, a generous dining room flows seamlessly into a modern fitted kitchen, creating a practical and sociable living space with direct access to the garden. Completing the ground floor is a superb garden room, offering excellent flexibility as a home office, gym, playroom or additional reception space.

Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable accommodation for growing families.

Externally, the property continues to impress with a good-sized rear garden, ideal for outdoor entertaining, family enjoyment or keen gardeners. To the front, there is off-street parking, adding further everyday convenience.

The property has been well maintained throughout and is presented in excellent condition, allowing any incoming purchaser to move straight in and enjoy. It also falls within the catchment area for a number of highly regarded local schools, making it an excellent option for families looking to secure a home in this sought-after location.





## Location

Abbotshall Avenue enjoys a fantastic position within Southgate (N14), offering an excellent balance of suburban tranquillity and everyday convenience. Residents benefit from a wide selection of local shops, cafés, restaurants and supermarkets, while nearby Southgate and Oakwood provide further amenities and Underground connections into Central London via the Piccadilly Line.

For those who enjoy the outdoors, Walker Grounds is just a short stroll away, offering open green space, sports facilities and recreational activities. The area is also well served by a number of parks and walking routes, making it ideal for families and dog walkers alike.

Commuters will appreciate the property's easy access to the A406 North Circular and the A10, providing convenient road links across London, Hertfordshire and beyond. Combined with excellent transport connections, well-regarded schools and an abundance of local amenities, this is a location that continues to be highly sought after by families and professionals alike.



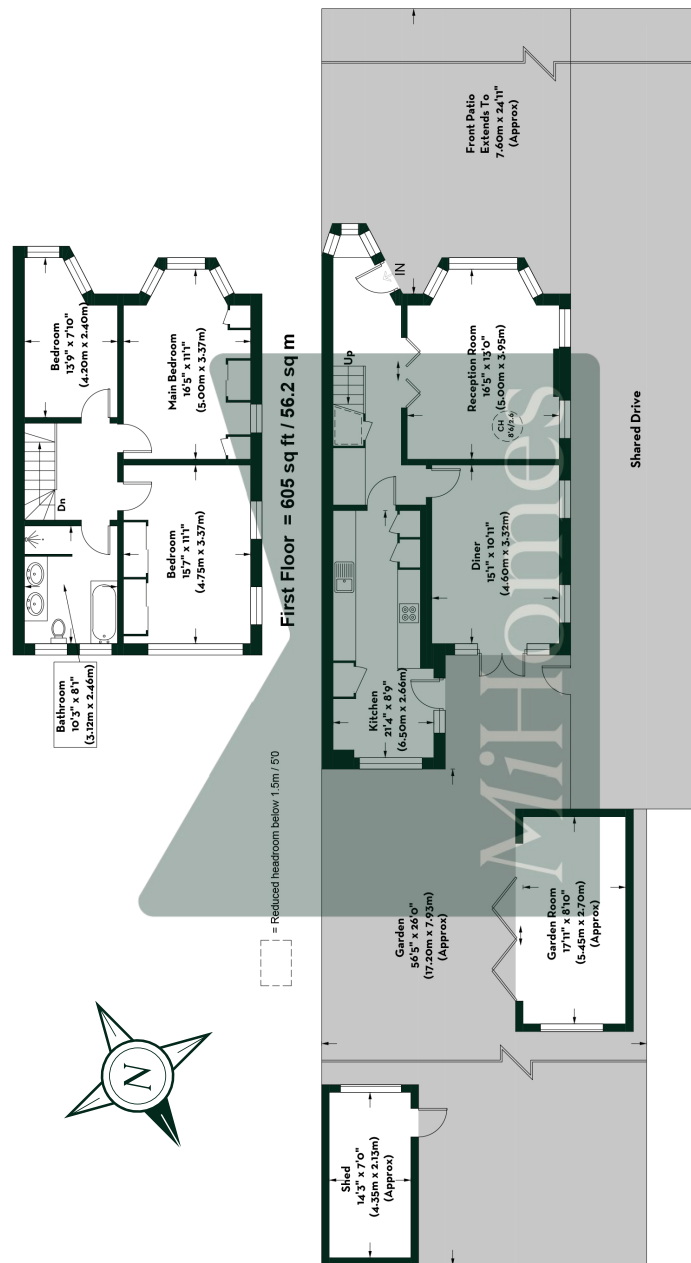
## Floorplan:

27 Abbotshall Avenue, London,  
N14 7JU

- Freehold
- EPC rating: C
- Council Tax Band: Band F
- Approx. Gross internal floor area:  
1298 sq.ft / 120.6 sq.m
- Reduced Head Height:  
9 sq.ft / 0.8 sq.m
- Outbuilding: 259 sq.ft / 24.1 sq.m
- Total: 1566 sq.ft / 145.5 sq.m

## Property overview:

- Three bedrooms as well as a professionally built garden room
- Two reception rooms and a guest W/C
- Landscaped rear garden with garden room
- Off street parking via a private paved driveway for 2-3 vehicles
- Modern interior design throughout
- Feature fireplace
- Great local schools
- Excellent transport links
- Close to Southgate Green
- Miele appliances and granite work surfaces



Ground Floor = 702 sq ft / 65.2 sq m

*This plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 131501)*

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