



**ORIGINAL FOUR BEDROOM FAMILY HOUSE**

**MANY LOVELY ORIGINAL FEATURES**

**TWO RECEPTION ROOMS PLUS MORNING ROOM AND KITCHEN**

**BATHROOMS TO THE GROUND AND FIRST FLOORS**

**SCOPE FOR LOFT EXTENSION, SUBJECT TO PLANNING**

**CHAIN FREE**



**Caversham Avenue**  
Palmers Green, N13

**£850,000**

### ENTRANCE HALLWAY

Via attractive original style entrance door with stained glass and matching window. Understairs cupboard. Separate cupboard housing electricity meter. Stained glass window to morning room. Electric heater. Original tessellated flooring.

### FIRST RECEPTION ROOM 16' 6" x 15' 0" (5.03m x 4.57m)

Very attractive original period working fireplace. Ornate ceiling mouldings and rose. Deep skirting boards. Original windows to front aspect. Electric heater. Fitted carpet.

### SECOND RECEPTION ROOM 17' 0" x 12' 3" (5.18m x 3.73m)

Ceiling mouldings, picture rail, deep skirtings. Electric heater. Original windows and French doors to rear garden. Fitted carpet.

### MORNING ROOM 14' 3" x 9' 3" (4.34m x 2.82m)

Built-in cupboard. Original window. Fitted gas fire. Fitted carpet. Opening to kitchen.

### KITCHEN 10' 3" x 6' 3" (3.12m x 1.90m)

Fitted wall and base cabinets. Inset sink with mixer tap. Tiled splashbacks. Electric cooker point. Plumbing for washing machine. Tiled flooring. Door to:-

### GROUND FLOOR BATHROOM/W.C.

Panelled bath. Pedestal wash hand basin. Low level w.c. Wall-mounted water heater. Obscure glazed original window. Tiled flooring.

### FIRST FLOOR LANDING

Two original built-in cupboards. Electric heater. Access to roofspace. EXCELLENT SPACE AND SCOPE FOR LOFT EXTENSION, SUBJECT TO PLANNING CONSENTS.

### FIRST BEDROOM 15' 9" x 14' 0" (4.80m x 4.26m)

Original window to front aspect. Picture rail. Fireplace with fitted gas fire. Fitted carpet.

### SECOND BEDROOM 16' 0" x 12' 6" (4.87m x 3.81m)

Original windows overlooking rear garden. Original fireplace. Original built-in cupboard. Fitted carpet.

### THIRD BEDROOM 12' 9" x 10' 0" (3.88m x 3.05m)

Once used as a kitchen. Original window overlooking the rear garden. Fitted cupboards. Wall-mounted water heater. Sink unit. Stripped floorboards.

### FOURTH BEDROOM 11' 9" x 8' 0" (3.58m x 2.44m)

Original window to front aspect. Picture rail. Electric heater. Fitted carpet.

### BATHROOM

Panelled bath with mixer tap and shower attachment. Original style sink with storage cupboard beneath. Picture rail. Original obscure glazed window. Original part tiled walls. Fitted carpet.

### SEPARATE W.C.

Picture rail. Low level w.c. Obscure glazed original window. Fitted carpet.

### EXTERIOR

### REAR GARDEN

Approximately 86'. Good sized mature rear garden with patio area leading to lawn. Mature trees, flower and shrub borders. Garden shed.

