



Grenville Road, N19 4EJ

Guide Price £1,150,000
Freehold



Grenville Road N19

Presented to the market on a chain free basis, retaining much period charm and character we are delighted to offer this attractive three-bedroom Victorian house offering 1302 SQ FT/ 121 SQ M of versatile internal living space.

As you approach this fine family home, the external condition sets the tone, crisp clean brickwork, an attractive bay window and three arched sash windows perfectly complimented by beautiful period detailing and a lush green natural hedge. Internally, the property has been freshly painted, original wooden floorboards run throughout a unified feeling to the ground floor space. In the front reception, you will be impressed by the generous width, a glorious bay window allowing wonderful natural light, four panelled Victorian doors, twin cast-iron fireplaces and original dividing wooden doors all add interest to this characterful space, the rear reception also has French doors to the garden. Back into the hallway, the attractive original banister and wood panelling catch the eye, there's a practical downstairs WC, additional original cupboard, and access to a coal chute cellar. At the rear, a modern kitchen/diner perfect for family living, there's a simplistic range of white high gloss wall and base units, ample space for large fridge/freezer and range cooker. Thoughtfully designed to accommodate a large dining area, a large sash window and Velux window ensures great light, French doors lead to the secluded rear garden with patio and lawn, mature plants, trees, and shrubs create an enjoyable space. The upper levels offer a modern four-piece bathroom suite, complete with bathtub and separate corner shower unit. The hall showcases the original banister and Victorian double cupboard, two high level Velux windows flood the space with natural light and a hatch provides access to the loft space. There are three well-proportioned double bedrooms, the rear bedrooms enjoy a beautiful green outlook, and the two larger bedrooms have a feature fireplace, the largest shows of the arched sash windows in all their glory!

Grenville Road is a hidden gem, rapidly growing in popularity and much loved for its quiet leafy position. Excellent transport links at Crouch Hill 0.3 miles, Upper Holloway 0.5 miles and Archway 0.6 miles, there is a great selection of local state schools (Ofsted Good) and a growing selection of local coffee shops, bars, and eateries can be found at both Stroud Green & Crouch End. The green and open spaces at Grenville Gardens, the Parkland Walk and Wray Crescent are also close by. Don't forget to look at the new City North development adding a wonderful array of new commercial space.

Offering bags of potential, the owner has submitted planning for a loft conversion and additional en-suite and the side return is also ripe for extension (Subject to the necessary consents).

- Offered chain free
- Spacious family house
- Move-in condition
- Period charm and character
- Secluded rear garden
- Scope to extend and improve
- Quiet, convenient location
- 1302 SQ FT/ 121 SQ M





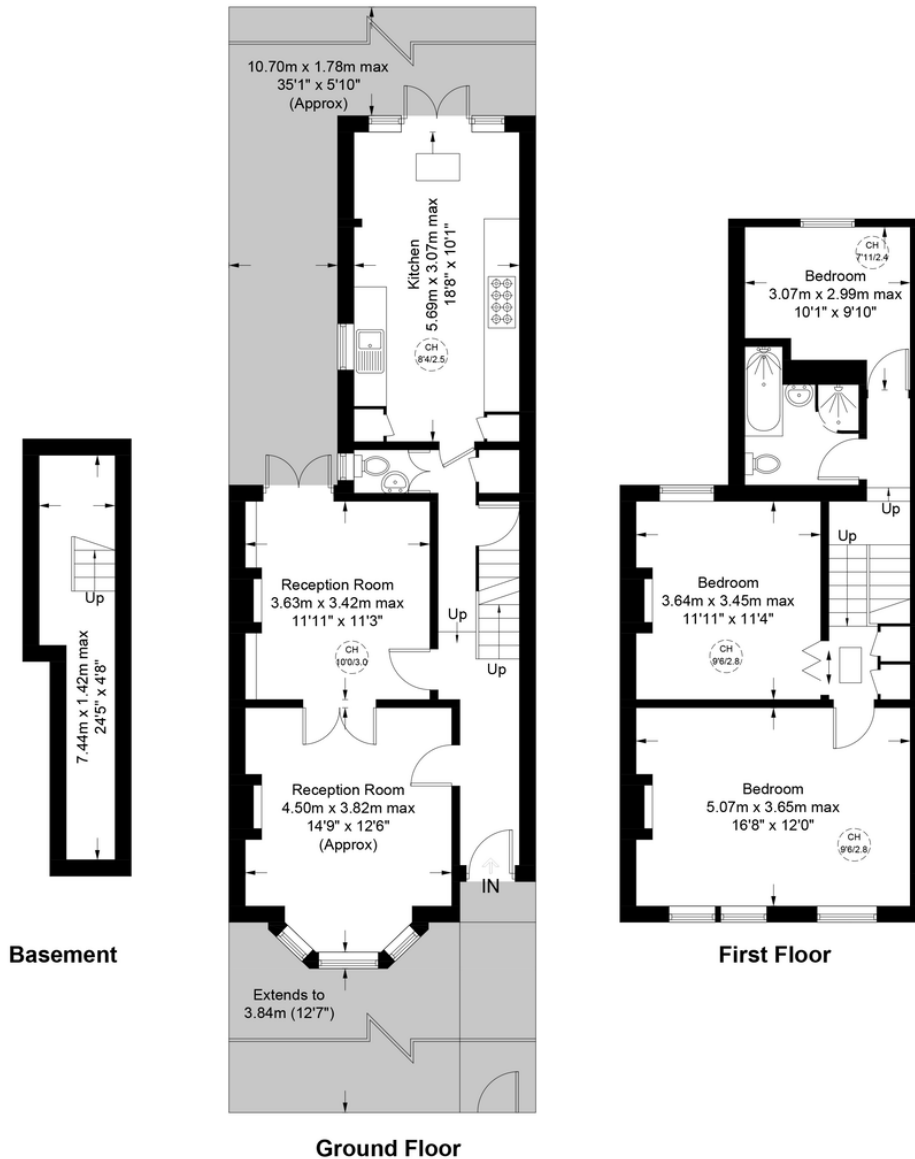


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Approximate Gross Internal Area = 1212 sq ft / 112.6 sq m
Basement = 90 sq ft / 8.4 sq m
Total = 1302 sq ft / 121 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings 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. (ID852639)

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