



**EVESHAM ROAD, N11**  
**£825,000 FREEHOLD**

**AN ATTRACTIVE FOUR-BEDROOM PERIOD HOUSE WITH A LIGHT, SPACIOUS INTERIOR AND A SOUTH-FACING REAR GARDEN, CONVENIENTLY LOCATED FOR PUBLIC TRANSPORT LINKS INTO THE CITY AND WEST END.**

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## DESCRIPTION:

A beautifully presented, extended four-bedroom period house in a sought-after location, just a short stroll from Bounds Green tube station (Piccadilly line), Bowes Park overground station (to Moorgate), and within easy reach of the popular Bowes Primary School.

The property has been maintained to a high standard and offers light, spacious accommodation across three floors. On the ground floor, you will find a welcoming front reception room featuring a bay window with fitted shutters, a fireplace, and alcove shelving. At the heart of the house is a generous dining room, which opens seamlessly into a well-fitted kitchen with block wood worktops and integrated appliances. Beyond the kitchen is a guest WC, utility room, and a versatile garden room, perfect for use as a home office or playroom.

The first floor provides two double bedrooms and a stylish bathroom with a four-piece suite, including a freestanding bath. The loft has been skilfully converted to offer two additional spacious bedrooms and a modern shower room, accessed from the landing.

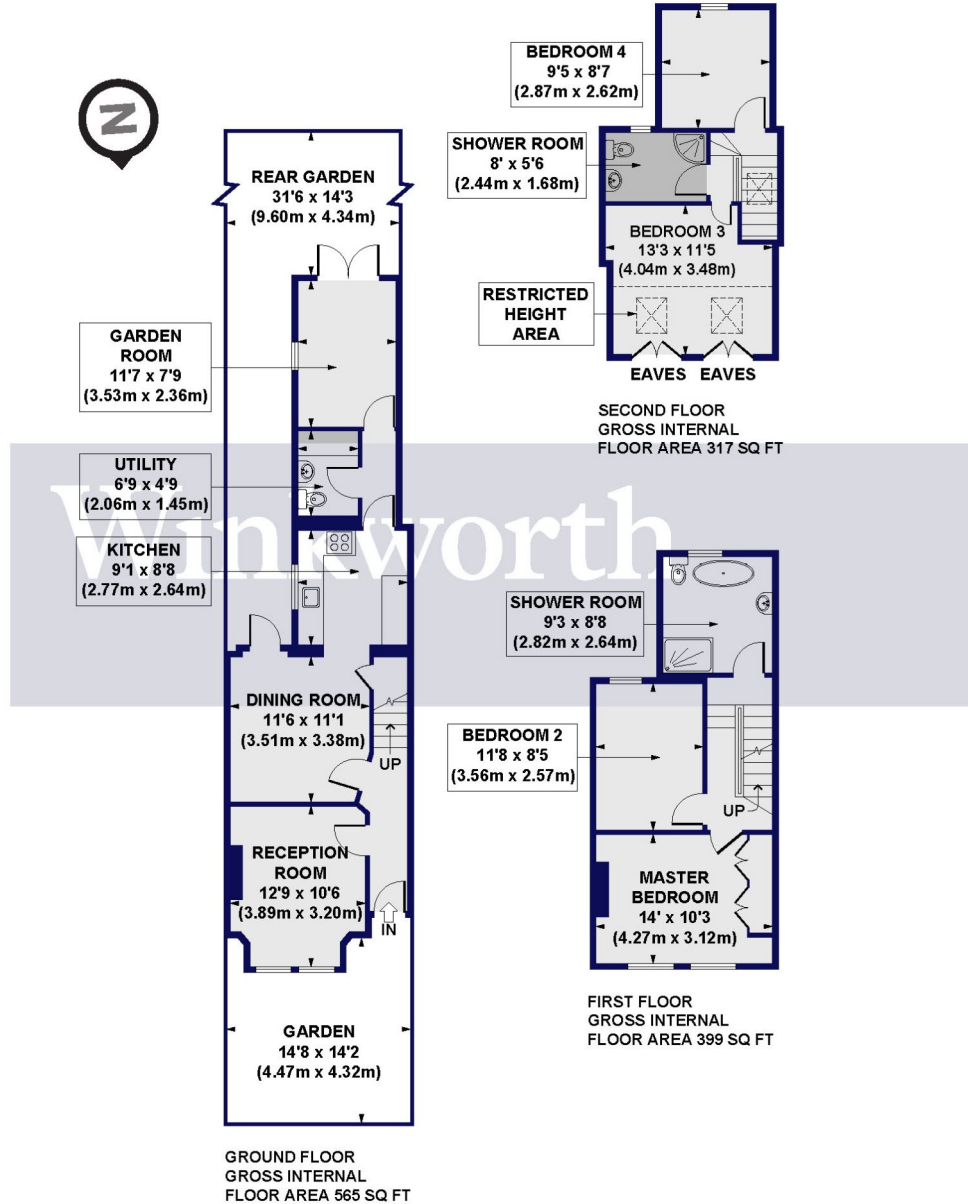
Externally, the property enjoys a low-maintenance, south-facing rear garden as well as a front garden.





# Evesham Road, N11

Approx. Gross Internal Floor Area 1281 sq. ft / 119.05 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1212 sq. ft / 112.60 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** London Borough of Enfield – Band E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	80
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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