



**Beaconsfield Road, London**  
, N15 4SH

**Guide Price £900,000**

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# Beaconsfield Road, London

## DESCRIPTION

1880 sq ft and much larger than the average four bedroom family home, arranged over three floors and within moments of Seven Sisters. There is further scope to add an outbuilding in the garden, subject to the usual consents.

Guide Price £900,000 to £950,000

A beautifully extended family home with a rear extension, side return and loft conversion.

Situated on the highly sought after Beaconsfield Road N15, just off West Green Road, this impressive four bedroom property offers a wonderful balance of modern comfort and traditional charm.

The ground floor features two spacious reception rooms, one a formal living room and the other an inviting reading or relaxation space.

To the rear is an impressive open plan kitchen and dining room measuring over twenty six feet by fifteen feet, ideal for entertaining. It includes underfloor heating and doors that open onto a seventy foot garden with a decking area, perfect for enjoying outdoor dining.

The first floor offers three double bedrooms and a good sized family bathroom with a waterfall shower.

The top floor provides a large principal bedroom with a dual aspect and a luxury bathroom that includes a skylight, a full size sash window, underfloor heating, a free standing bath and a separate shower.

Additional features include underfloor heating in the kitchen and dining area and in the top floor bathroom, elegant oak flooring on the upper floor, double glazing throughout and thoughtful design touches that make this home ready to move into.

Outside, the landscaped rear garden extends to approximately seventy feet, offering generous space for outdoor living and entertaining. To the front, there is a dropped kerb which gives the potential to reconvert the front garden into off street parking.

Beaconsfield Road N15 is a desirable tree lined residential street, perfectly placed for access to a variety of local shops, cafes and transport links. The area is also in the catchment for excellent schools and well served by a number



# ROOMS

## ROOMS





Beaconsfield Road, N15

Approximate Gross Internal Area = 1880 Sq Ft - 174.65 Sq M  
(Including Eaves Storage)

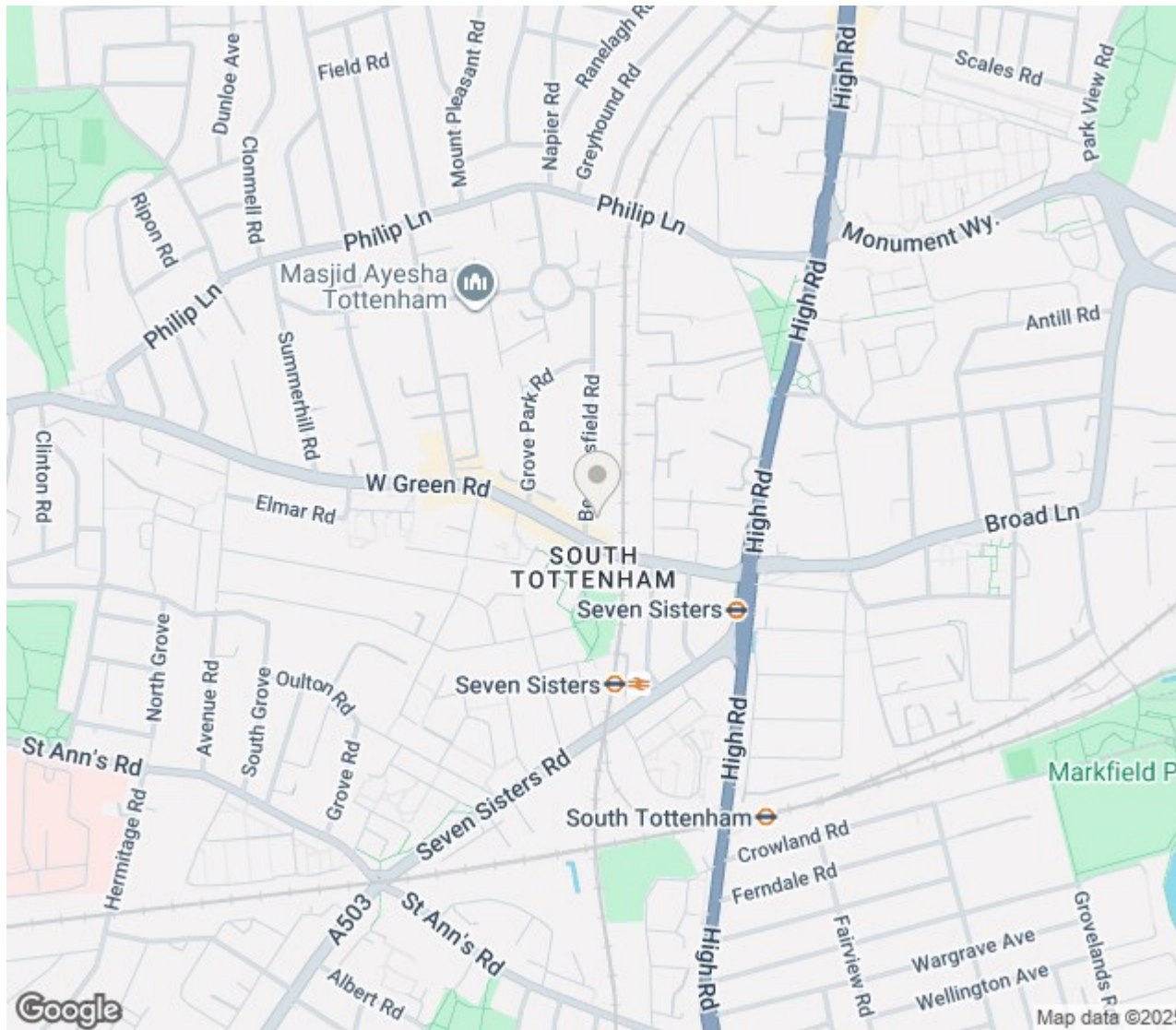


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.










## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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