



Clovelly Road, Crouch End, N8

BUTLER & STAG



An Edwardian family home, on the market for the first time in over 70 years. Quiet Crouch End/Hornsey location. Excellent local schooling and access to parkland (Alexandra Palace/Priory Park).



Freehold

- Edwardian Family Home
- Bright Through Reception Room
- Kitchen + Utility
- Tree Lined N8 Turning
- Alexandra Palace/Priory Park
- Quiet Crouch End/Hornsey Location
- Family Bathroom + Guest WC
- Rear Garden Near 60'
- Great Local Schooling
- Alexandra Park (TFL 3)

On the market for the first time in over 70 years Butler & Stag are delighted to offer this four bedroom Edwardian family home.

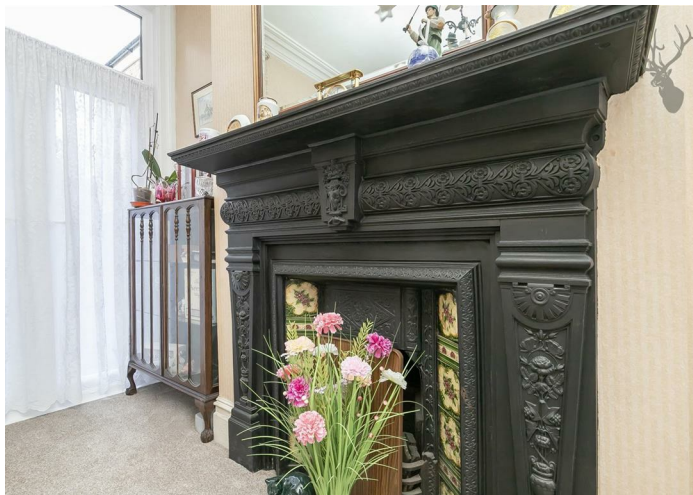
Set on a quiet N8 turning, the property is ideally suited to families that are looking to enjoy the open spaces, great local schooling and access to the shops, bars and restaurants of both Crouch End (recently voted the best place in London to live) and the lively independent scene of Hornsey High Street.

Retaining many period features including ornate ceiling mouldings and restored feature fireplaces.

The property itself offers a bright, bay fronted through reception, dining room, kitchen with utility, and a guest WC. Upstairs you will find four well proportioned bedrooms and a family shower room (easily returned to a bath if needed). Externally, a pretty wall enclosed garden to the front and the low maintenance rear garden extends to near 60'.

Locally, there are many well regarded primary and secondary schools (St Marys and Greig City Academy) and the the open spaces of Alexandra Palace and Priory Park are nearby.

There are plentiful transport options with an excellent local bus service and with both Turnpike Lane and Alexandra Palace (TFL 3) easily accessible.

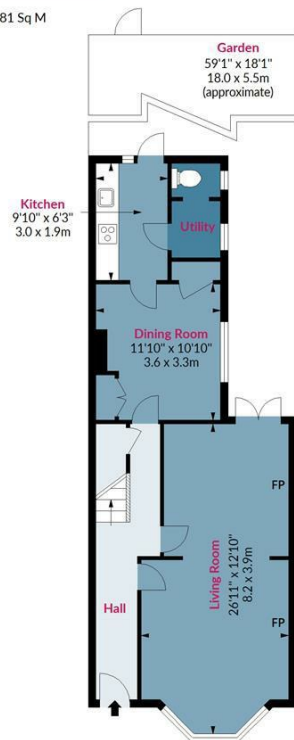




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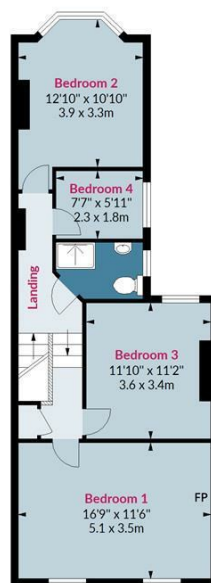
Approx. Gross Internal Area 1322 Sq Ft - 122.81 Sq M

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Ground Floor

Floor Area 665 Sq Ft - 61.78 Sq M



First Floor

Floor Area 657 Sq Ft - 61.04 Sq M

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.

Date: 24/3/2023



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.