

# Grenoble Gardens, N13

Offers In Excess Of £900,000

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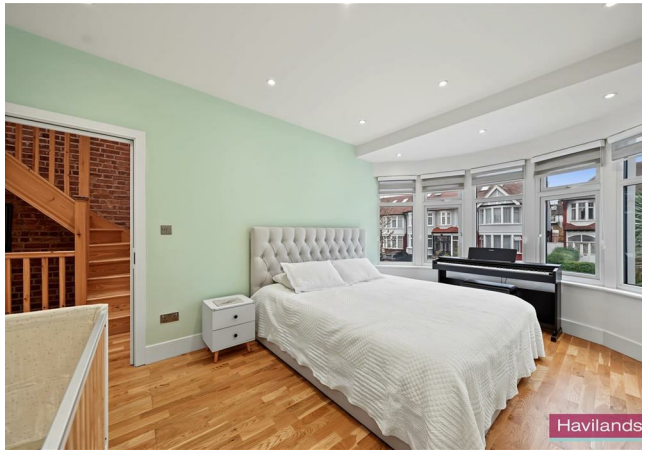



- Five Bedroom, Three Bathroom, Terrace Property
- High Spec Interiors Throughout
- Off Street Parking
- Well Maintained Garden with Raised and Covered Patio and Substantial Garden Room
- Ground Floor Shower Room
- Large, Open Plan, Modern Kitchen with Breakfast Bar, Dining Area and Through Lounge
- Excellent Transport Links; Convenient for Bowes Park National Rail (Moorgate approx. 20 mins) Bounds Green Underground (Piccadilly Line) Local Bus Routes
- Ease of Access to Green Lanes and the A406 North Circular
- In Catchment of Tottenhall Infant School, St Michael at Bowes CofE Junior School as well as Outstanding Secondary Schools St Thomas More Catholic School and St Annes Catholic School for Girls

For more images of this property please visit havilands.co.uk

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Havilands are delighted to present for sale this five bedroom, three bathroom terrace property on Grenoble Gardens, N13. Offering 1,847sq ft of living space and boasting off street parking, high spec interiors throughout and a 44ft garden with garden room.
The property itself is comprised of porch entrance, reception room, large, open plan modern kitchen with breakfast bar, dining area and through lounge, plus shower room and storage on the ground floor. Up on the first floor there are three bedrooms, one with built in storage and bathroom. Further up on the second floor there are two further bedrooms, both with built in storage and a third bathroom. Outside the well kept garden extends to 44ft and features a raised and covered patio, steps to lawn and a substantial garden room ideal for home office, workshop or gym.
Ideally located for transport links the property is convenient for Bowes Park National Rail (Moorgate approx. 20 mins) Bounds Green Underground (Piccadilly Line) local bus routes and ease of access to Green Lanes and the A406 North Circular. The property is within easy reach of an abundance of independent local shops, cafes and amenities vibrant Green Lanes and Myddleton Road. Plus green spaces and leisure activities close by include Tottenhall Recreational Ground and Alexandra Palace. For families the property is in catchment of Tottenhall Infant School, St Michael at Bowes CofE Junior School as well as outstanding secondary schools St Thomas More Catholic School and St Annes Catholic School for Girls. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)

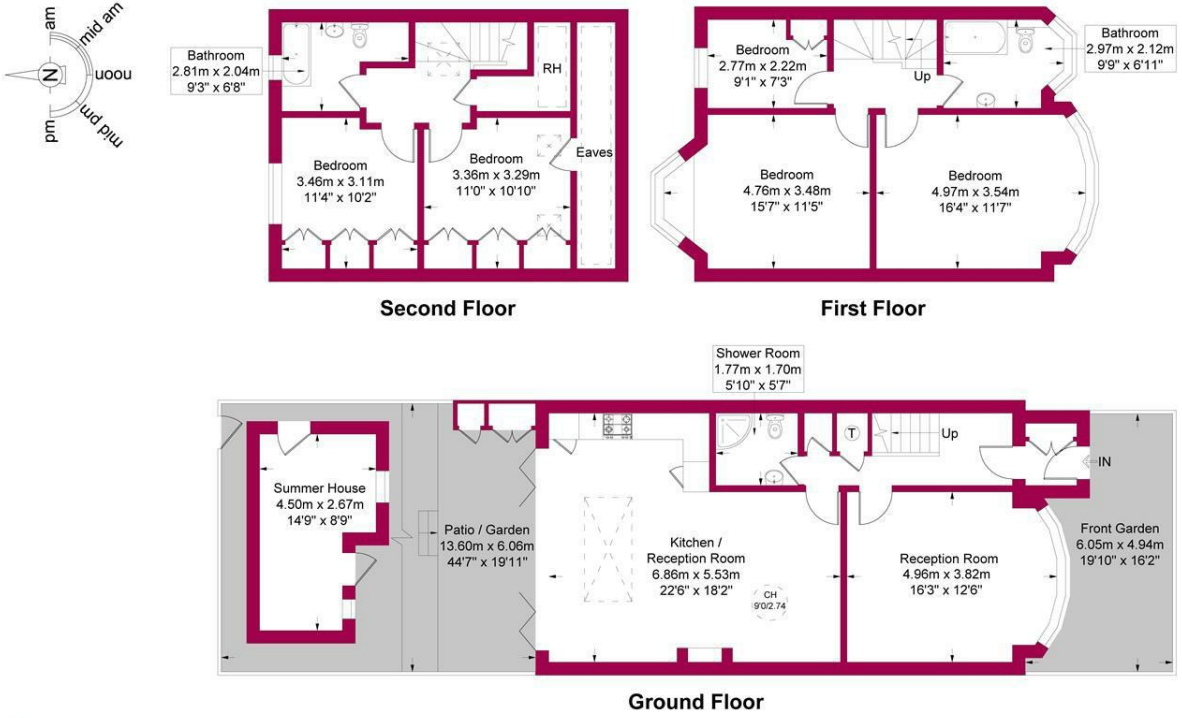
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## Grenoble Gardens, N13

**Approximate Gross Internal Area** = 1847 sq ft / 171.5 sq m
(Including Restricted Height / Eaves & Outhouse)

**Restricted Height / Eaves** = 75 sq ft / 6.9 sq m  **Outhouse** = 111 sq ft / 10.2 sq m

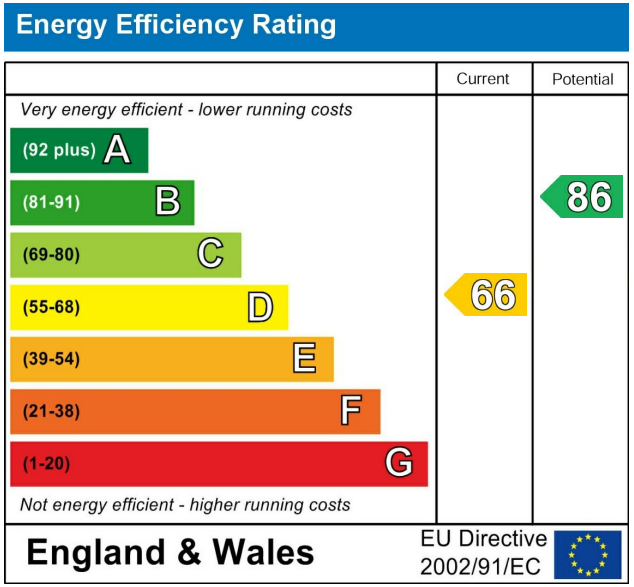






This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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