

**Drivers
& Norris**

EST. 1852



Warren Crescent, London, N9

Asking Price: £440,000

To be advised

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The owners have carefully modernised this wonderful and naturally bright (CIRCA) 1930's home throughout. Offering flexible living accommodation of approximately 861 Sq.Ft, this ideal family home comprises of a newly fitted soft white finish kitchen with integrated appliances, spacious reception room with bay window and further living room with direct access to the garden area through double French doors.

Ascending to the first floor, there is two very large double bedrooms with further bay window to the master, well proportioned third bedroom and luxury three piece family bathroom suite which has been mostly tiled. The property further benefits from newly laid wood flooring throughout the ground floor, fitted carpets in the bedrooms, double glazed windows and gas central heating throughout. The private rear garden has been fully landscaped and includes a stone patio area.

The area is surrounded by a number of amenities stretching along Bury Street including supermarkets, coffee shops and eateries. The Lee Valley leisure complex is located near by and offers 18 hole golf course, cinema and athletics facilities.

Council Tax Band:

- To be advised
- Newly Refurbished Throughout
- Semi-Detached Freehold House
- Off-Street Parking
- Three Bedrooms
- Two Reception Rooms
- Separate Kitchen
- Luxury Bathroom Suite
- Sizable Rear Garden





Drivers & Norris - Drivers & Norris

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey 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 only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.