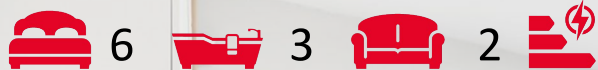




## Rathcoole Avenue, Crouch End, N8 9NA Offers In Excess Of £1,250,000



\*\* WONDERFUL 6 BED VICTORIAN FAMILY HOME OVER 3 LEVELS IN SOUGHT AFTER ROAD IN CROUCH END. 2 KITCHENS & 3 BATHROOMS \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes is delighted to present to the sales market this spacious Victorian family home on a quiet residential street in Crouch End, N8. The property is well finished with lots of light and space and boasts just shy of 1850 sq ft of internal accommodation. It is ideally located within walking distance of Hornsey Station and the bustling Crouch End Broadway, as well as within easy reach of the Tube and lots of local amenities.

The property is ideal for families and offers great internal living accommodation and a beautiful garden space. Accommodation comprises; ground floor - entrance hallway, reception room, kitchen, ground floor shower room, and a superb open plan reception room with modern kitchen which is part of a good size rear extension, leading onto a well maintained private garden. The first floor boasts three bedrooms and three piece bathroom suite, with a further three bedrooms and shower room in the second floor converted loft space.

The property is situated ideally for easy access into central London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- IDEAL FAMILY HOME
- CIRCA 1850 SQ FT
- ACCOMMODATION OVER 3 LEVELS
- 3 BATHROOMS
- 2 KITCHENS
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.