



**CRAWFORD GARDENS, N13**  
**£650,000 FREEHOLD**

**A WELL-MAINTAINED FAMILY HOME WITH A GENEROUSLY SIZED REAR GARDEN BACKING ONTO THE NEW RIVER.**

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## DESCRIPTION:

A lovely three bedroom semi-detached house situated in a popular location, within easy reach of transport links, shopping amenities, playing fields and catchment for St. Monica's Primary School (by proximity to St. Monica's Church)

The property has been improved by the current owner to provide just over 1200 Sq.ft of beautifully presented living accommodation. The ground floor benefits from a spacious front reception room and separate dining room with French doors leading into a conservatory. The kitchen has an extensive range of contemporary units and a range of integrated appliances. The first floor provides generously sized bedrooms, two of which have full-width fitted wardrobes, plus a bathroom and a separate WC.

Externally you will find a superb 61x38'3 rear garden with a well-maintained lawn backing onto the New River. The garage has been converted into a useful studio with a separate kitchen and storeroom. There is also a shared driveway and off-street parking.

## AT A GLANCE:

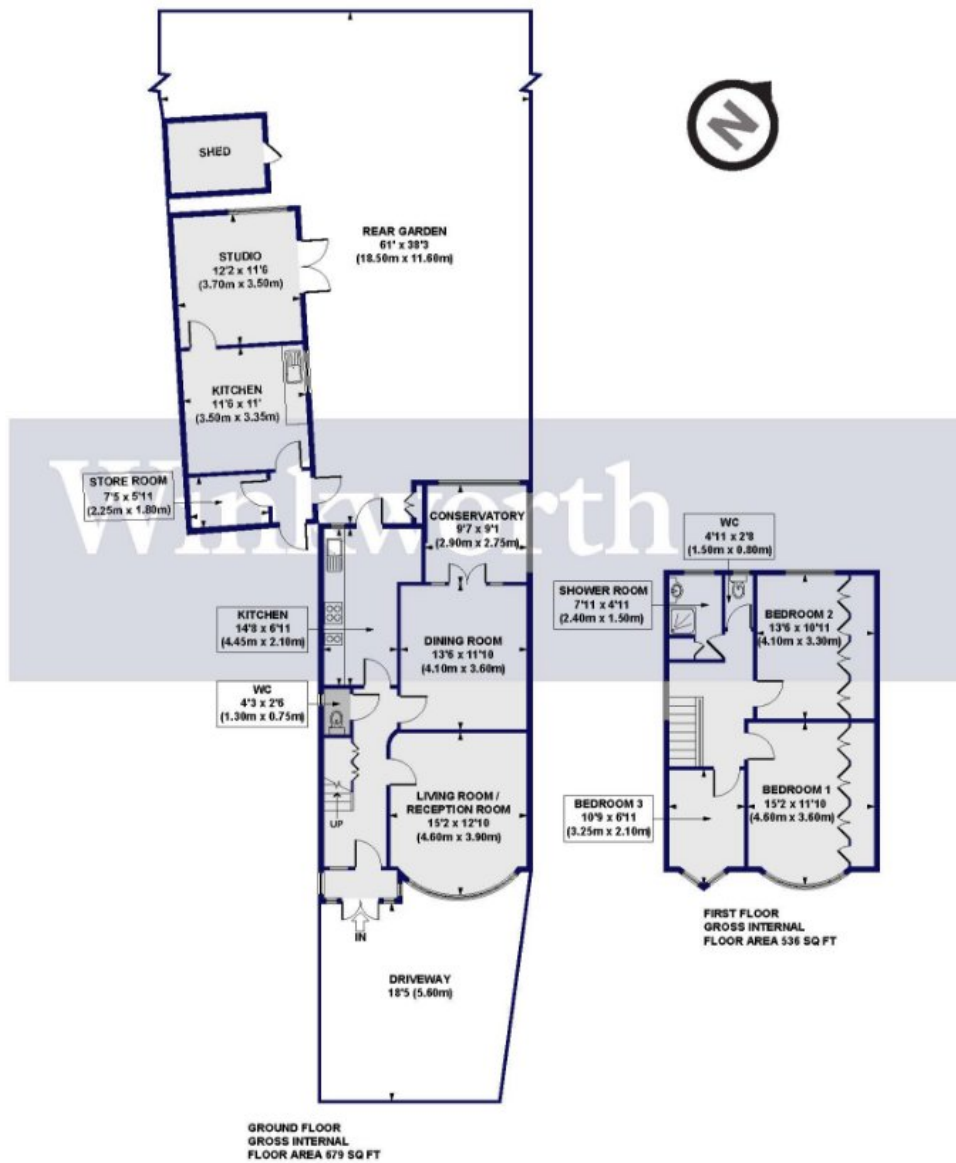
- Three Bedroom End of Terrace House
- Within Easy Reach of Transport Links, Playing Fields and Shopping Amenities
- Catchment for St. Monica's Primary School (by Proximity to St. Monica's Church)
- Spacious Reception Room and Separate Dining Room
- Conservatory
- Superb 61'x38'3 Rear Garden Backing onto The New River
- External Outbuilding/Studio
- Off-Street Parking





# Crawford Gardens, N13

Approx. Gross Internal Floor Area 1609 sq. ft / 149.50 sq. m (Including Studio & Shed)  
 Approx. Gross Internal Floor Area 1215 sq. ft / 112.90 sq. m (Excluding Studio & Shed)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	53
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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