



BLUEPRINTS & CO.
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



Weir Hall Avenue

London, N18 1EB

Offers over £550,000



Blueprints & Co Properties are delighted to offer this three bedroom, three reception room and two bathroom semi-detached house. This property consists of two flats but can easily be put back into one dwelling. On the ground floor there are two bedrooms/receptions with a w/c and ensuite bathroom in addition to a large open plan kitchen with a spacious extended living room. The first floor comprises of two receptions/bedrooms which are in immaculate condition. Within the converted loft there is a large double bedroom with a brand new bathroom which contains a walk in shower. The private rear garden and the two front off street parking spaces make this an ideal home for investors or a family looking to buy their ideal property.

It is located on the border of N17, in Edmonton with White Hart Lane Train Station and Silver Street Station in close proximity, it allows easy links to the City, and also easy access to the A10 and A406 North Circular roads.

This beautiful home also shares additional benefits of being a short walk away from North Middlesex Hospital, local amenities, and restaurants.

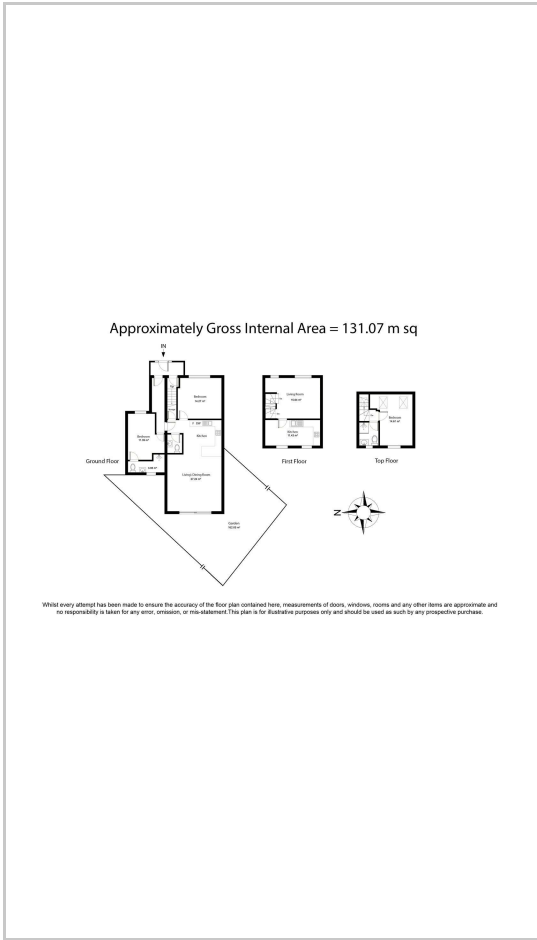
Planning permission approved for second story side extension



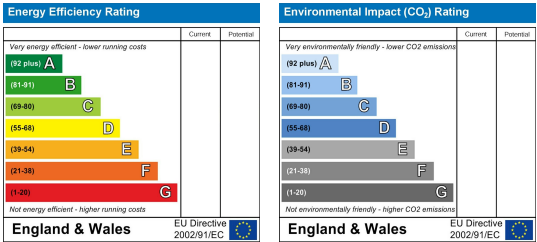
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.