



Marriott Road, N4 3QL

Guide Price £1,300,000
Freehold



Marriott Road N4 3QL

Light and airy three storey Victorian home located in a quiet, tree-lined turning in popular Finsbury Park N4.

Loved and improved by the present owners over the last 21 years, offering 1948 SQ FT / 181 SQ M of internal living space. As you approach this fine period property nestled amongst a very tidy row of houses, the external condition creates a really positive first impression, a privet hedge, tessellated tiled pathway, ornamental bay with period detailing all add to the wonderful kerb appeal.

Internally, the layout is as you would expect in a house of this age and style, there are two intercommunicating reception rooms, the rear comes complete with pleasant French doors offering access to the rear garden, ornate coving adds interest and accentuates the ceiling height, a feature fireplace and attractive wood panelled bay window adds to the period charm. Off the hallway, an original wooden banister catches the eye, and a four panelled Victorian door leads down to an expansive cellar. Next at the rear a spacious kitchen/diner, the kitchen was renewed in 2018 and now features a range of white wall and base units with metro brick tiled splash back, there's great prep space and ample room for every modern convenience. A bay window creates an ideal spot for a large dining table, a side door and large picture window provides a pretty green outlook into the garden, a pleasant secluded green oasis, predominantly laid to lawn with a sunny patio space at the far end, there's a useful garden shed, and further Brighton bicycle shed, looking back you will notice great potential for a side return and loft conversion subject to the necessary consents. Moving back into the house to the upper floors, first a family size bathroom, complete with bathtub including fitted shower, WC, twin heated towel rail, inset wash hand basin with large vanity mirror and storage below. Next door, a separate WC, ideal for guest. The first-floor features two well-proportioned double bedrooms, the rear has the advantage of a full wall of fitted wardrobes. The front bedroom is one of our favourite aspects; a light and airy and generous space, retaining a period fireplace, ornate ceiling details and two glorious sash windows with views over the Victorian school house, treetops, and the London skyline. Final stairs lead to the top floor, the landing provides access to the loft space, again a rear bedroom boasts another full wall of built-in storage, the front bedroom is a little smaller than downstairs as a secondary shower room has now been created, adding great practicality.

Marriott Road is a quiet location rapidly growing in popularity, much loved for its eclectic nature and community feel. Excellent transport links at Finsbury Park station (Piccadilly & Victoria, National Rail and Thameslink services), Crouch Hill Overground and a growing selection of local coffee shops, bars, and eateries can be found at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park, the Parkland Walk and Wray Crescent are also close by. Don't forget to look at the new City North development adding a wonderful array of new commercial space including M & S Foodhall, Theatre and Picturehouse cinema .







Marriott Road, N4

Approximate Gross Internal Area = 1539 sq ft / 143.0 sq m
Reduced Headroom / Basement = 409 sq ft / 38.0 sq m
Total = 1948 sq ft / 181.0 sq m

DAVID ANDREW

your most valuable asset



- Attractive period home
- Wonderfully light and airy
- Four generous bedrooms
- Two bathrooms & sep Wc
- Large kitchen diner
- Secluded pretty rear garden
- Scope to extend (STPP)
- 1948 SQ FT / 181 SQ M

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID859035)



Agent's Note:
Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

