194 BELGRAVE AVENUE, London South (South G)

Ontario, N6C4B9

599,900

For Sale / #X13715802



Bedroom(s): 4

Bathroom(s): 2

Lot Dimensions: 40.1 x 131.8 FT

Description

Set on a quiet street in Wortley Village, voted Canada\'s Best Neighbourhood, and close to Victoria Hospital, 194 Belgrave Avenue pairs 1946 character with thoughtful updates throughout. This brick two-storey sits on a 40 x 131.5 foot lot and offers four bedrooms, two full bathrooms, and roughly 1,125 square feet of living space.Original hardwood runs through the main level, where a bright living room centres on a wood-burning fireplace and opens into a dining area beside the renovated kitchen. Quartz counters, a subway tile backsplash, under-cabinet lighting and generous cabinetry make the space equally suited to everyday cooking and entertaining. A standout feature is the main-floor fourth bedroom with its own private exterior entrance, a flexible space well suited to a home office, studio, or client-facing workspace for anyone running a business from home, all while keeping the rest of the home separate and private. A glass-enclosed sunroom looks out over the rear gardens, a favourite spot in every season. Upstairs, the primary bedroom comfortably fits a king bed and sits alongside a fully updated four-piece bathroom with a soaker tub and separate shower. Two more bedrooms complete the upper floor. The partially finished lower level adds a recreation room with pot lighting, a second bathroom with a clawfoot tub, a dedicated laundry area and ample storage. Outside, mature trees and perennial beds surround a stone patio off the sunroom and a hot tub tucked beneath a gazebo, ready for entertaining or a quiet evening at home. The location puts Wortley Village\'s shops, LHSC, restaurants and cafes within walking distance, and the home falls within the Tecumseh Public School and London South Collegiate catchment. (id:6772)

Features

Area	London South (South G)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1.5
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	2
Lot Dimensions	40.1 x 131.8 FT	**Total Fireplace**	1
Heating	Natural gas	**Parking**	No Garage
Water	Municipal water		

Room Details

Second level	Primary Bedroom	3.7 m x 3.57 m

Second level	Bedroom	3.83 m x 3.5 m
Second level	Bedroom	2.57 m x 2.57 m
Lower level	Den	3.19 m x 1.61 m
Lower level	Recreational, Games room	4.9 m x 3.27 m
Lower level	Laundry room	5.1 m x 3.56 m
Main level	Living room	5.79 m x 3.48 m
Main level	Dining room	3.46 m x 3.05 m
Main level	Kitchen	3.91 m x 3.46 m
Main level	Bedroom	5.34 m x 2.35 m
Main level	Sunroom	4.4 m x 2.26 m