

The Bourne
Southgate, N14 6QS
Price £1,750,000 Freehold

STATONS

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Bedrooms 5 | Bathrooms 4 | Receptions 3





50 The Bourne
Southgate,
N14 6QS



A unique opportunity to acquire one of the areas most sought after family residences in The Bourne. This substantial home is full of original charm and character and has well stocked and maintained front and rear gardens.

As you approach the property you are welcomed by a gated and walled entrance leading to a mature front garden with parking for multi vehicles and a direct access to a tandem garage that is approximately 30 feet in length.

To the first floor there are 4 double bedrooms with a family bathroom and also a separate family shower room. To the second floor is a further suite with a study area and en suite shower room.

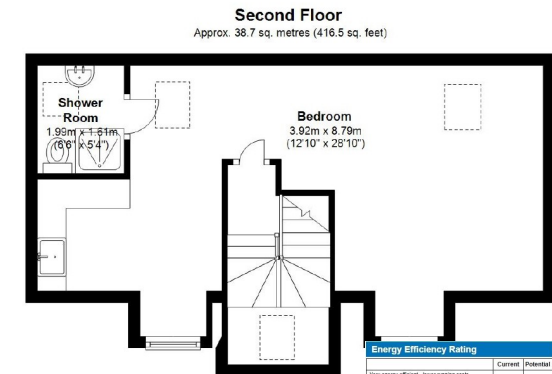
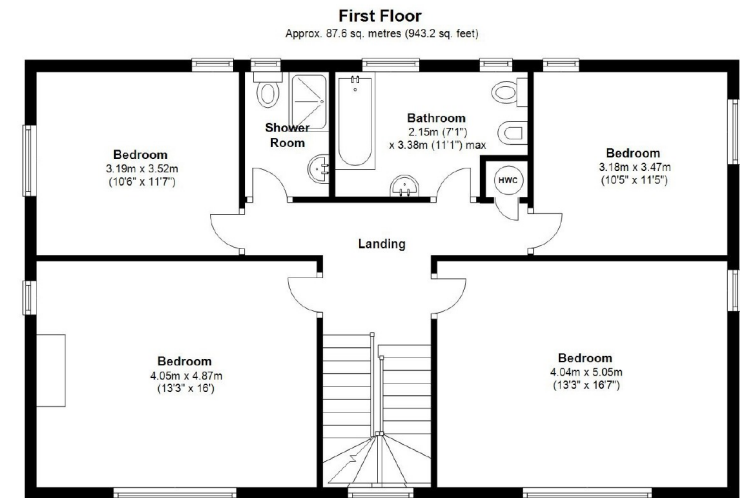
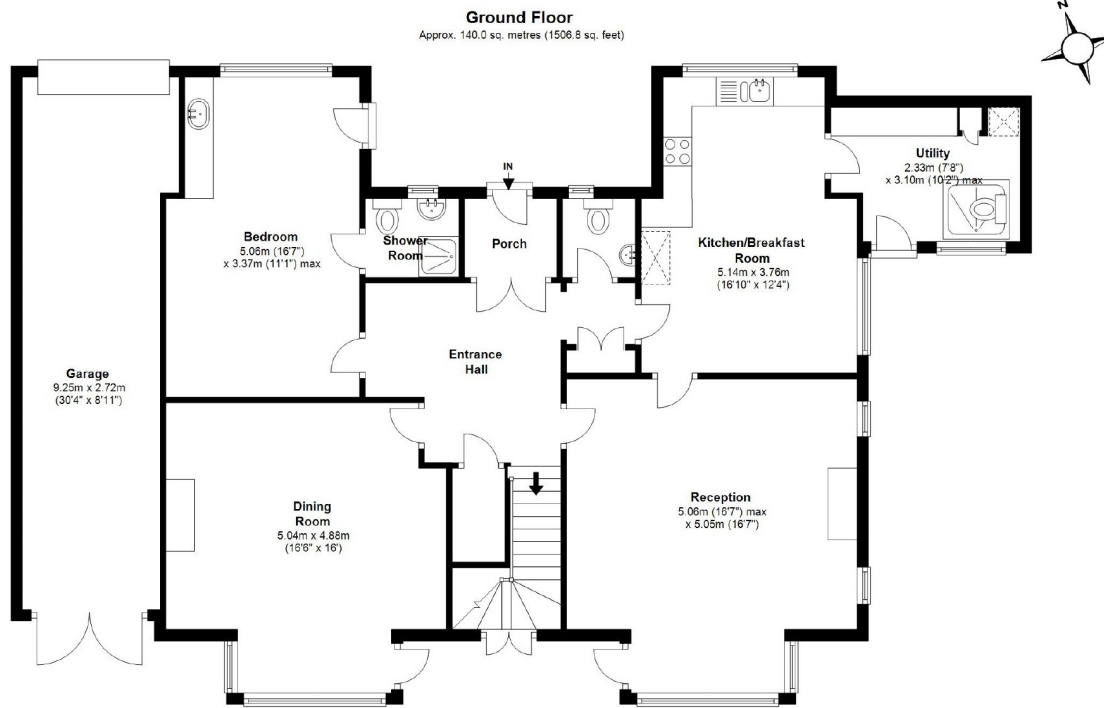
The rear garden is rather enchanting with it mature shrubs plants, topiary and one of the most magnificent Wisteria that spans the width of the house.

When you enter the porch double doors lead you onto an original wood panelled hallway that follows onto 3 substantial reception rooms and a kitchen breakfast room that has direct access to a utility room. To complete the ground floor there is also a guest WC.

Location:- The property is situated in the Heart of Southgate close to Southgate Circus and Cannon Hill Parade with a variety of shops and restaurants. Other benefits nearby include Broomfield and Grovelands parks and open spaces and highly sought after primary and secondary schools. Southgate underground station on the Piccadilly line and Palmers Green station (trains to Moorgate) are both just under a mile away offering access into central London.

For more properties for sale in Hadley Wood please call our [Estate Agents in Hadley Wood](#) 0208 440 9797 .





Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	78	A	B	71
B	C	65	B	C	47
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		

England & Wales EU Directive 2002/91/EC

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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