



ABSOLUTE
PROPERTY

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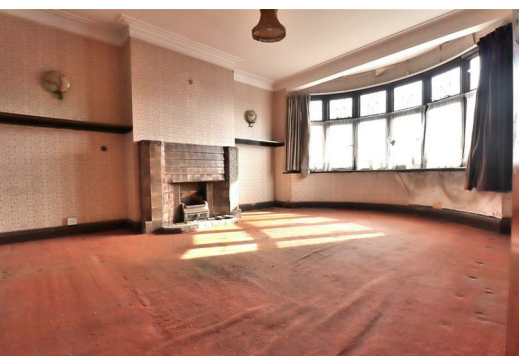
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**40 Osidge Lane, London
N14 5JG**

Price Guide £650,000

CASH BUYERS!!!!!! GUIDE PRICE £650,000 Absolute Property are pleased to offer this substantial four bedroom semi detached house in need of complete modernisation throughout. The property has not been touched in a number of years. There is a lot of scope for extensions and redevelopment (STPP). Located within 0.7 miles to Southgate station and all of Southgate's shopping amenities. Its is well placed for a number of local schools and within an 8 minute walk of the Ashmole Academy and Primary schools such as Osidge and Ashmole. Benefits include 2 reception rooms, kitchen/diner, guest WC, garage and comes with the added advantage of being offered on a chain free basis. Viewing is Highly recommended.



40 Osidge Lane, London N14 5JG

Entrance

Entry via front door opening to hallway.

Hallway

Doors opening to lounge, dining room, kitchen/diner and guest WC. Radiator. Wood panelling. Stairs to first floor landing with under stairs storage.

Lounge

17'2 x 12'9 to bay window (5.23m x 3.89m to bay window)

Bay window to the front aspect. Coal fire place. TV socket. Ceiling coving.

Dining Room

17'6 x 12'5 into bay window (5.33m x 3.78m into bay window)

Bay window with double doors opening to rear garden. Coal fireplace. Dado rail. Ceiling coving.

Guest WC

Low level WC. Hand wash basin. Window with obscure window to the side aspect.

Kitchen/Diner

14'2 x 10'9 (4.32m x 3.28m)

Sink unit with drainer to the side. Window to the rear aspect. Single door to the rear garden.

First Floor Landing

Doors to bedrooms 1, 2, 3 and 4, family bathroom, and separate WC. Stained glass leaded window to the side aspect. Loft access.

Bedroom 1

17'2 x 12'6 (5.23m x 3.81m)

Bay window to the front aspect. Ceiling coving.

Bedroom 2

17'5 x 12'8 (5.31m x 3.86m)

Bay window to the rear aspect. Coal fireplace. Door to storage cupboard. Picture rail. Ceiling coving.

Bedroom 3

10'1 x 7'6 (3.07m x 2.29m)

Window to the rear aspect. Dado rail.

Bedroom 4

10 x 8'3 (3.05m x 2.51m)

Window to the front aspect. Picture rail.

Family Bathroom

Comprising of bath with shower attachment. Pedestal wash hand basin. Window to the rear aspect with obscure glass.

Separate WC

Low level WC. Window to the side aspect with obscure glass.

Front Aspect

The property benefits from a block paved driveway leading to the garage with an up and over door, with the rest laid to lawn.

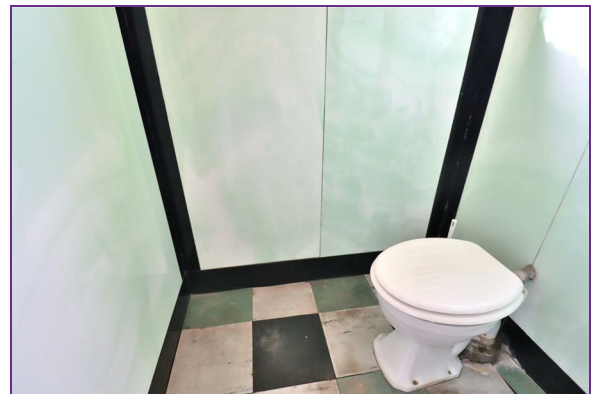
Rear Garden

Paved patio area with the rest of the garden laid to lawn. Side gate access. Single door to garage.

Garage

15'1 x 8'2 (4.60m x 2.49m)

Single garage with a metal up and over door. Single door opening out to the rear garden.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

For more information, please visit www.gov.uk/energy-ratings

England & Wales EPC Director 2020/01/01