



Fountains Crescent, Southgate, London, N14  
Chain Free £839,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Fountains Crescent, Southgate, London, N14

A well presented CHAIN FREE three bedroom 1930s built semi-detached house with a kitchen extension to the rear and converted garage to the side.

Fountains Crescent is a most desirable residential turning close to Southgate's shops, restaurants, bus routes and underground station (Piccadilly Line).

Through Lounge • Modern extended kitchen/diner • Ground floor modern shower room • Utility room • First floor family bathroom • Two good size double bedrooms • One single bedroom • Double glazing • Gas central heating • Paved off street parking to front for 2/3 cars with electric car charger • Mature rear garden measuring 62ft x 28ft

Enfield Council Tax Band E

- Three bedrooms
- 1930s built semi-detached house
- Through lounge
- Extended kitchen/diner
- Two bath/shower rooms
- Utility room
- Off street parking
- Rear garden





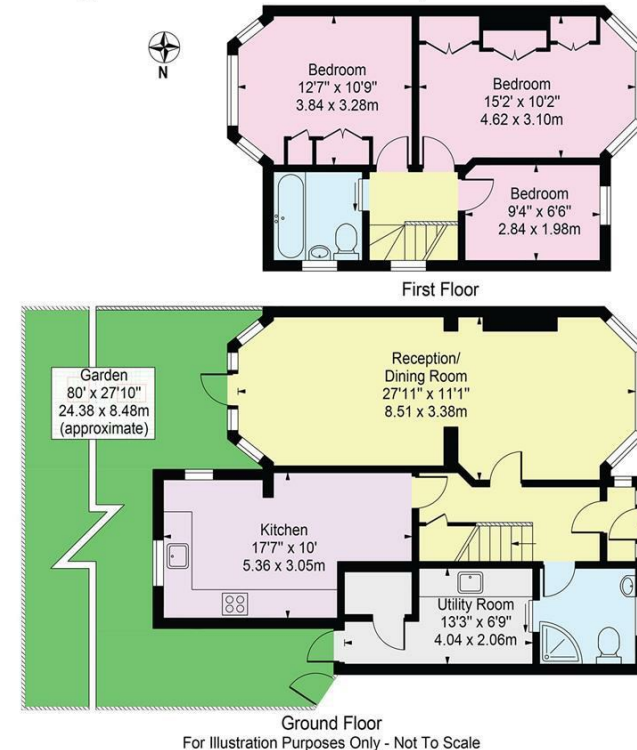
# Fountains Crescent Southgate London N14 6BE

Tenure: Freehold  
Gross Internal Area: 1129.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Fountains Crescent, N14 6BE  
Approx. Gross Internal Area 1129 Sq Ft - 104.89 Sq M



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