



Morton Way, Southgate, London, N14  
Offers In Excess Of £1,100,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Morton Way, Southgate, London, N14

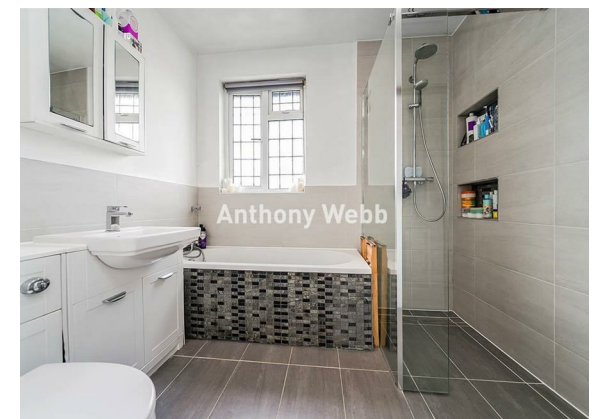
Beautifully presented five bedroom 1930s built semi-detached house offering in excess of 2150 sqft of bright and airy living space over two floors. The property has been extended to the side and rear to create a substantial family home.

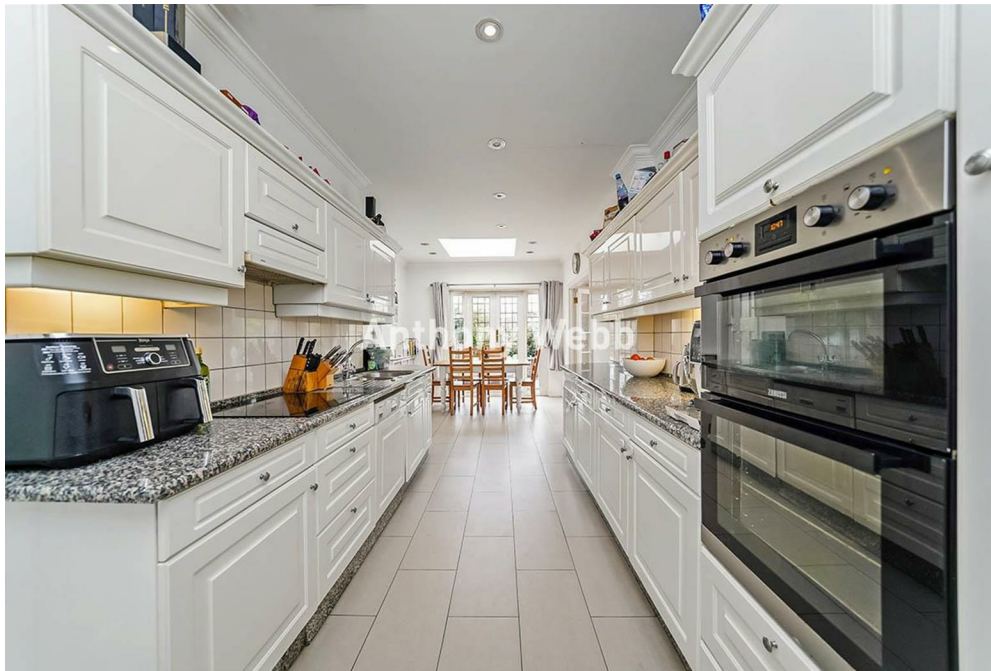
Morton Way is a most popular residential turning, ideally located for both Arnos Grove and Southgate's shops, restaurants, bus routes and under ground stations. Palmers Green mainline station is also just over half a mile away. Arnos Park and Broomfield Park are both within easy walking distance and provide plenty of green space. There are several good primary schools nearby including Bowes primary and St Monica's catholic primary.

Hallway • Dining room to front • Spacious through lounge to rear • Spacious kitchen/diner • Ground floor bedroom • Modern ground floor shower room • Utility room • Lower ground floor study • The first floor consists of access to loft space with potential to convert • Main bedroom with en-suite shower room • Three further good size bedrooms • Family bathroom • blocked paved drive for several cars • Garage to side • Mature 80ft x 30ft rear garden.

Enfield Council Tax Band F

- Five bedrooms
- Extended semi-detached house
- Two spacious receptions
- Kitchen/diner
- Three bath/shower rooms
- Utility room + study
- Off street parking and garage
- Rear garden





# Morton Way Southgate London N14 7HP

Tenure: Freehold  
Gross Internal Area: 2158.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(61-81) B			
(50-60) C			
(35-49) D		55	
(19-34) E			
(7-18) F			
(1-6) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(50-60) C			
(35-49) D			
(19-34) E			
(7-18) F			
(1-6) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

Morton Way, N14  
Approx. Gross Internal Area 2158 Sq Ft - 200.48 Sq M  
(Including Garage & Excluding Store)  
Approx. Gross Internal Area 2030 Sq Ft - 188.59 Sq M  
(Excluding Garage & Store)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS