



St. Thomas Road, Southgate, London, N14  
Offers In Excess Of £800,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# St. Thomas Road, Southgate, London, N14

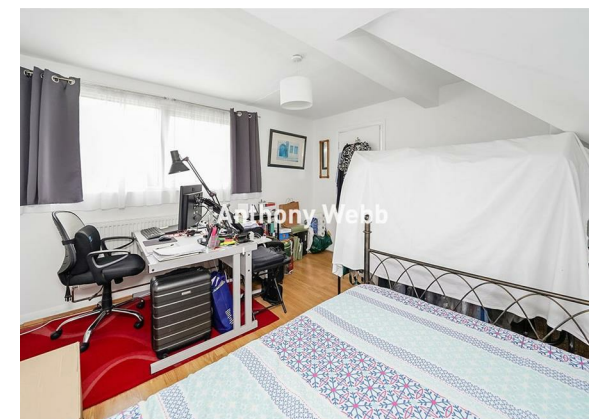
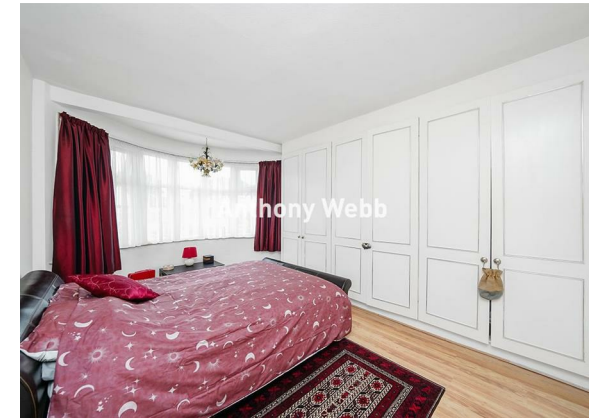
Well presented four bedroom 1930s built semi-detached family house offering bright and airy living space over three floors.

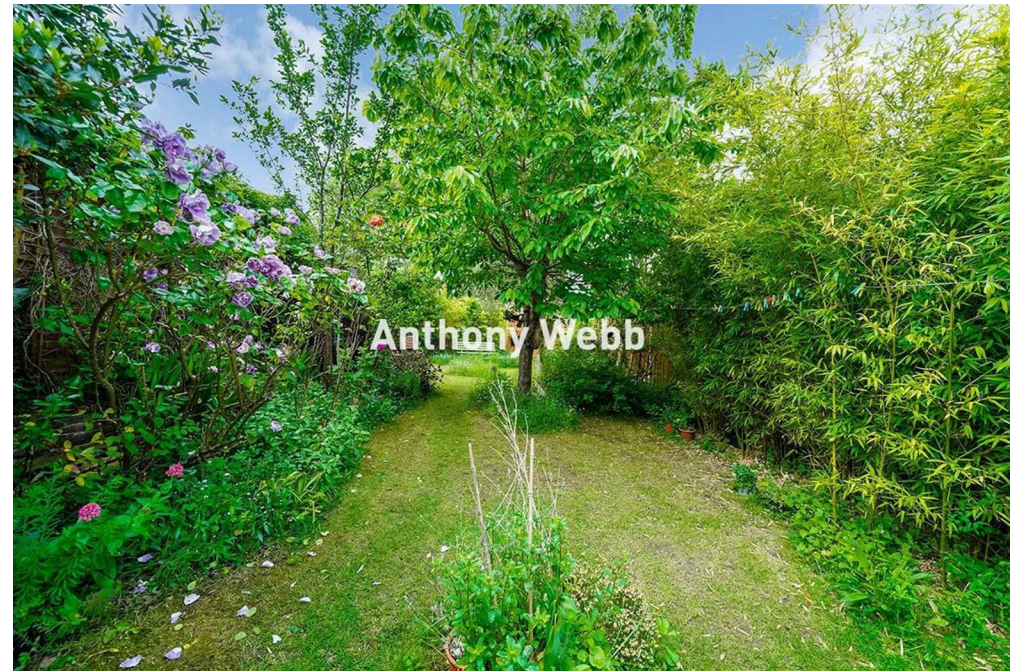
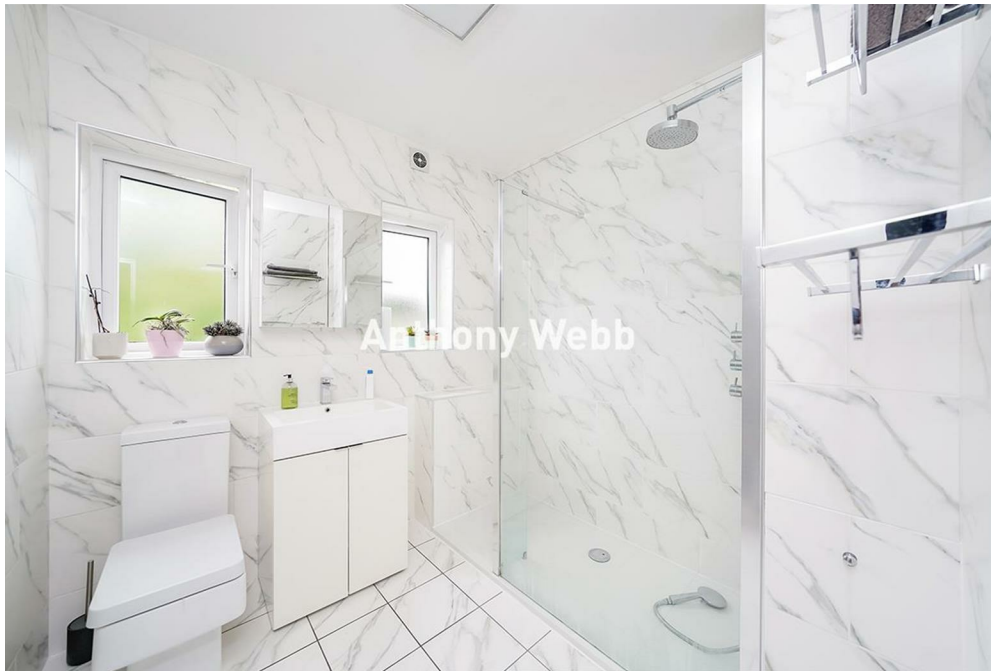
St Thomas Road is a popular residential turning located off Winchmore Hill Road and is within a few minutes walk of Southgate high roads shops, restaurants, bus routes and underground station (Piccadilly line). There are several primary schools nearby including West Grove, St Andrews and Eversley primary school as well as various green spaces in Grovelands and Oakwood Parks.

Hallway with parquet wood flooring • Spacious through lounge with bay window, parquet wood flooring and doors to garden • Modern fitted kitchen • Guest cloakroom • Two double bedrooms with bay windows • Good size single bedroom • Modern shower room • The converted loft offers a further double bedroom with eaves storage space • Double glazing • Gas central heating • Paved drive to front offering off street parking for two vehicles • Well maintained rear garden laid to lawn with patio area and gate to rear service road.

Enfield Council Tax Band F

- Four bedrooms
- Semi detached house
- Through Lounge
- Modern kitchen
- Ground floor w.c
- Modern shower room
- Off street parking
- Rear garden





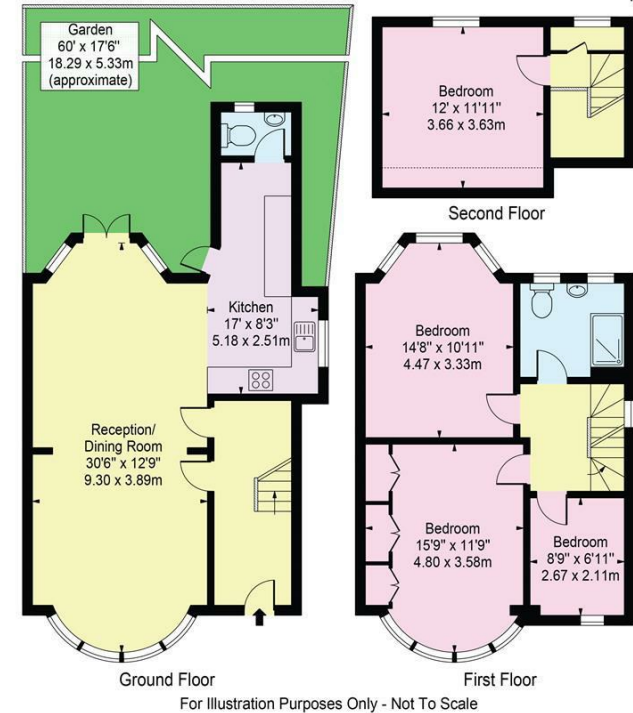
**St. Thomas Road  
Southgate  
London  
N14 6AJ**

Tenure: Freehold  
Gross Internal Area: 1308.00 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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**St. Thomas Road, N14**  
Approx. Total Internal Area 1308 Sq Ft - 121.52 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1290 Sq Ft - 119.84 Sq M  
(Excluding Restricted Height Area)



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.

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