



Wellston Crescent, Southgate, N14

£795,000



## Wellston Crescent, N14

"Introducing a contemporary semi-detached residence offering 4 bedrooms, 2 bathrooms, and 2 reception rooms distributed across 3 floors, boasting outstanding energy efficiency and convenient parking options.

The well-lit entranceway, equipped with integrated storage solutions, leads to a front reception area, a downstairs powder room, and a generously proportioned kitchen/dining area complete with sleek white gloss cabinets. Sliding doors open onto an elevated terrace with a glass and steel railing, descending gracefully to the garden below.

The first floor comprises a luminous living room graced by a sizable window, a double bedroom featuring built-in storage, and a family bathroom. Ascending to the second floor, you'll discover three additional bedrooms, two of which offer built-in storage, along with a second family bathroom. At the front of the property, there is ample off-street parking, while a purpose-built brick carport accommodating two vehicles includes metal storage cabinets and an electric vehicle charging point. Solar panels adorn the roof, allowing surplus electricity to be fed back into the grid, and a remote-controlled intruder alarm system ensures security.

This property has been crafted to impeccable standards, highlighting lofty ceilings and contemporary amenities throughout, all underscored by an impressive energy efficiency rating of 'B.' Nestled within walking distance of Oakwood underground station (Piccadilly Line), local boutiques, dining establishments, Trent Park, and Oakwood Park, it is also conveniently situated near top-tier educational institutions and provides easy access to the M25. Viewing is highly recommended to appreciate this exceptional home."

Private Road - Maintenance fee circa £1000 per year

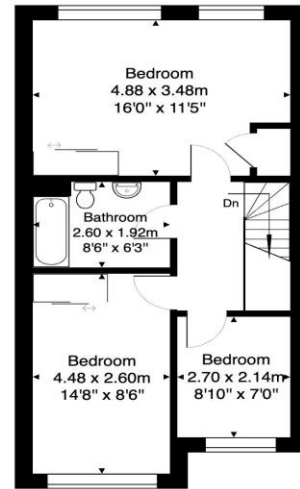


# Wellston Crescent- N14

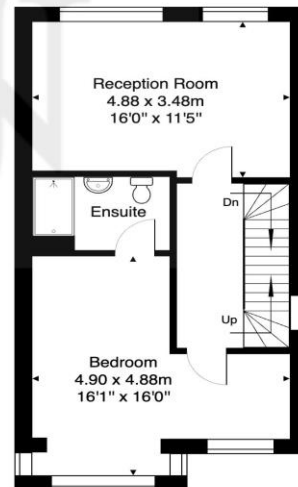
Approximate Gross Internal Area 141.5 m<sup>2</sup> ... 1524 ft<sup>2</sup> (excluding garden)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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Nicholas James

*"Honesty is the only investment that never fails"*

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