

23

ARNOS GROVE



mihomes
prime

a truly exquisite & thoughtful home
five bedroom, semi-detached family residence

welcome to this impeccable 5 bedroom semi-detached house, offering circa 3030 sq. ft of luxurious living space. nestled in the highly sought-after area of southgate green, this property combines elegant period features with modern amenities, making it the perfect family home. boasting great character and décor throughout, this house is an ideal choice for those seeking a beautiful and comfortable family residence.



OVERVIEW: _____

- on the market for the first time in over 44 years
 - 5 double bedrooms
 - 2 bathrooms (one en-suite)
 - triple driveway
 - prime location
 - excellent school catchments
-





sophistication throughout the house. the front reception room boasts a large bay window and high ceilings of over 9 feet, creating a bright and airy space. the rear reception room features a charming fireplace and double french doors that overlook and lead out to the serene rear garden.





the open-plan kitchen and dining room is a chef's delight, complete with fully fitted kitchen units, integrated appliances, and space for a fridge freezer. the kitchen also includes a convenient breakfast bar, perfect for casual dining.

the ground floor further benefits from a guest wc, a garage and side access. the beautifully landscaped rear garden includes a designated brick-built bbq area and a gazebo, perfect for outdoor entertaining and relaxation.






the top floor hosts a spacious double bedroom with a four-piece ensuite bathroom, a walk-in wardrobe, and storage in the eaves. this room also provides wonderful views of the rear garden.




valuable information

EDUCATION:

primary schools:

-  walker primary school
(ofsted rated good) 0.2 miles away
-  bowes primary school
(ofsted rated outstanding) 0.9 miles away
-  ashmole primary school
(ofsted rated outstanding) 0.9 miles away

secondary schools:

-  laurel park school
(ofsted rated good) 0.7 miles away
-  st anne's catholic high school for girls
(ofsted rated outstanding) 1.0 miles away
-  ashmole academy
(ofsted rated outstanding) 0.9 miles away

LOCATION:

arnos grove is a pleasant leafy street situated within the ever so popular minchenden estate. arnos grove station is just 0.5 miles from the property providing direct links into central london for those working in the city, whilst there is also plenty of open green space for enjoyment on the weekends and evenings.

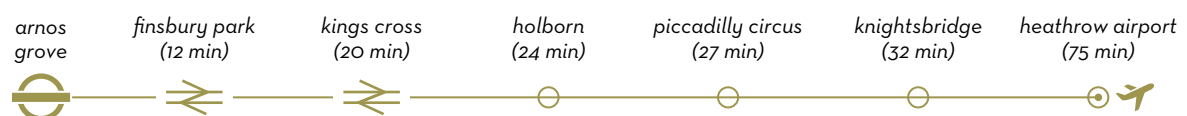
arnos park, broomfield park and grovelands parks are all easily accessible, with arnos park being the most convenient option. these large

green spaces contain lakes, streams, tennis courts and play grounds, providing a relaxing local environment for adults and children.

southgate's high street is also just a 15 minute walk or just a 2 minute drive offering an array of restaurants, banks and coffee bars alike. education in southgate is also a huge factor in its popularity. walker, monkfrith and ashmole primary schools are nearby, with ashmole academy being just a short drive away.

TRANSPORTATION:

arnos grove station (piccadilly) is 0.6 miles away with direct access to kings cross station from under 25 minutes.



the piccadilly line is a deep-level london underground line running from the north to the west of london. it has two branches, which split at acton town, and serves 53 stations.

the line serves heathrow airport, and some of its stations are near tourist attractions such as piccadilly circus and buckingham palace. the district and metropolitan lines share some sections of tracks with the piccadilly line. this line has two depots, at northfields and cockfosters, with a group of sidings at several locations. crossovers are at a number of locations, with some allowing for trains to switch onto different lines.



THE HISTORY:

southgate green, a charming area in north london, has a rich history dating back to medieval times. originally a hamlet within the larger parish of edmonton, it began to thrive in the 14th century when it was granted its own parish status. up until the early 20th century, southgate green was a small rural village surrounded by woods and farmland. it remained largely rural until the 19th century, when the arrival of the great northern railway spurred suburban development.

despite significant development during the interwar years, which transformed it into the centre of an extensive residential suburb and led to its borough status in 1933, much of the village's original character remains intact. this transformation was further driven by the establishment of broomfield park, a significant green space that became a community focal point.

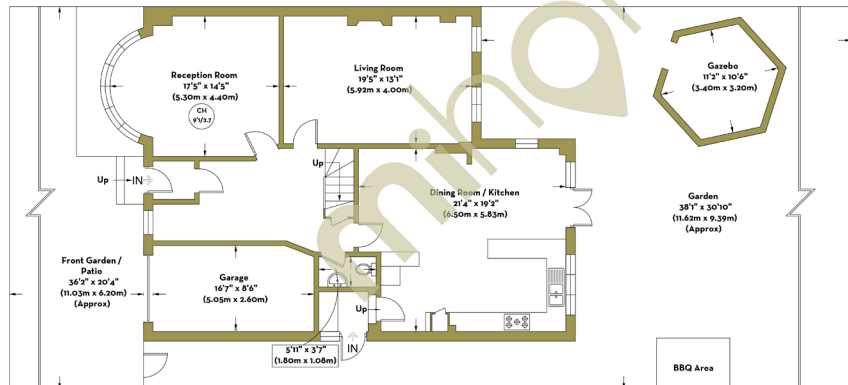
the extension of the piccadilly line around 1933 brought more development to southgate green and the michenden estate, enhancing connectivity and promoting further suburban growth. southgate green is characterised by well-preserved georgian and victorian architecture, reflecting its historical evolution from a quaint village to a vibrant suburban enclave. today, it retains much of its historical charm, with landmarks like the southgate green conservation area highlighting its architectural and cultural heritage.

floorplan:

23 ARNOS GROVE,
SOUTHGATE, LONDON,
N14 7AE

- epc rating: d
- council tax band: g
- approximate gross internal floor area: 2660 sq ft / 247.1 sq m (excluding reduced headroom area)
- reduced headroom area: 124 sq ft / 11.5 sq m
- garage/gazebo: 246 sq ft / 22.9 sq m
- total: 3030 sq ft / 281.5 sq m

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 1090870)



Ground Floor = 1130 sq ft / 105.0 sq m



Second Floor = 588 sq ft / 54.6 sq m

First Floor = 1066 sq ft / 99.0 sq m



A MESSAGE FROM THE SELLERS:

"we will cherish all the fond memories of growing up in our family home with countless bbq's and summer evenings sitting in our peaceful garden surrounded by green and nature. the kitchen has been the heart of our home flooded by natural light and warmth.

our home is surrounded by the loveliest neighbours who have felt more like family for the last 40 years all looking out for one other as the years have gone by. having access to so many local parks, the cherry tree, and the piccadilly line just a short stroll away the location has been perfect and practical for us all growing up.

we love how our home is full of character from the moment you enter the hallway. we will hold onto those precious memories for a lifetime and hope the new owners continue to build those memories and enjoy their new home as much as we have."

”

5 reasons you can trust us *to secure your new home:*

1

dedicated whatsapp group for effective sales progression

2

low fall through rate (just 6.5%) compared to a
national average of over 35%

3

an average of 9 weeks between sale
agreed and completion

4

outstanding client service
(4.9/5 stars from over 350 google reviews)



5

over 80% of business generated solely by recommendations

CONTACT:



+44 (0) 20 7323 9574



HELLO@MI-HOMES.CO.UK



MI-HOMES.CO.UK



9 ONSLOW PARADE, HAMPDEN SQUARE,
SOUTHGATE, N14 5JN

SOCIAL:



MI.HOMES



MIHOMESPROPERTYAGENTS

#youdeservemore

*we would love to help you make this
dream a reality. let's talk.*