

48

FRIARS WALK



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prime

timeless design in leafy surrounds *four-bedroom, family home*

an immaculately renovated 4 bedroom family home set on the highly sought-after friars walk. this beautifully renovated property blends timeless charm with contemporary style, offering spacious, light-filled interiors across three thoughtfully designed floors.



OVERVIEW:

- newly renovated throughout
 - 4 bedrooms, 3 wcs and 3 bathrooms (1 en-suite)
 - spacious landings
 - situated on a sought after, peaceful street
 - large rear super room
 - bay fronted
 - quality fixtures and workmanship
 - underfloor heating and gas central heating
 - bespoke fitted wardrobes in each bedroom
 - for sale on a chain free basis
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step into a welcoming entrance that leads to two exceptional reception areas – a charming bay-fronted lounge to the front, and an expansive rear “super room” complete with semi open-plan living and dining zones. bathed in natural light and framed by double doors that open out to a beautifully landscaped private garden.



at the heart of the home is a large, high-spec kitchen featuring elegant stone worktops, a breakfast bar, and ample bespoke cabinetry. oak flooring runs throughout the ground floor, enhanced by efficient underfloor heating for year-round comfort. a versatile ground floor wc/utility with shower room provides added practicality, ideal for multi-generational living or guests.







the garden is part tiled, part lawn – this space is perfect for both entertaining and everyday living.



valuable information

EDUCATION:

primary schools:

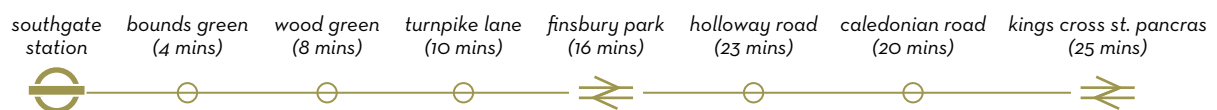
- monkfrith primary school
(ofsted rated good) 0.3 miles away
- osidge primary school
(ofsted rated good) 0.5 miles away
- ashmole primary school
(ofsted rated outstanding) 0.7 miles away

secondary schools:

- ashmole academy
(ofsted rated good) 0.6 miles away
- east barnet school
(ofsted rated good) 1.2 miles away
- southgate school
(ofsted rated good) 1.2 miles away

TRANSPORTATION:

southgate underground station is 0.8 miles away with direct access to kings cross station from under 30 minutes.



LOCATION:

friars walk is in a highly desirable area offering ease of transport, access to a wide range of facilities and schools and plenty of opportunities for leisure and to enjoy green spaces.

a short distance to cockfosters tube station means direct links in and out of central london on the piccadilly line while oakleigh park br station, on the great northern and thameslink routes, offers similarly accessible journeys. cockfosters is a london underground station on the piccadilly line, for which it is the northern terminus.

also, the a10 is also nearby from the home and easily accessible via car, in addition to the north circular road, which provides direct access into the capital.

if you're needing to find education options for children, there is a wealth to choose from whether at primary or secondary level.

when it comes to getting out in the fresh air at the weekend or in the evenings, there is also plenty of open green spaces. the local area is buzzing with cafes, restaurants, banks and independent shopping - with similar facilities offered in nearby towns which are easy to get to on local bus services or by road.

floorplan:



48 FRIARS WALK, LONDON, N14 5LP

- epc rating: c
- council tax band: f
- freehold
- approximate gross internal floor area:
1829 sq ft / 169.9 sq m
- reduced headroom:
106 sq ft / 9.9 sq m
- total:
1935 sq ft / 179.8 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 1194141)



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5

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CONTACT:



+44 (0) 20 7323 9574



HELLO@MI-HOMES.CO.UK



MI-HOMES.CO.UK



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

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dream a reality. let's talk.*