



## **SHERINGHAM AVENUE, SOUTHGATE/OAKWOOD, N14**

A WELL PROPORTIONED, BRIGHT & SPACIOUS 3 BEDROOM HALLS ADJOINING SEMI WITH GARAGE - OWN DRIVE + A LONG DRIVEWAY & PAVED OFF STREET PARKING TO FRONT. There is a Double Glazed Porch, Reception Hallway with Parquet Flooring, 2 Separate Reception Rooms, 1 with a Marble Fireplace with Feature Gas Log Effect Fire, Fitted Kitchen/Diner, Downstairs Cloakroom and a Luxury Remodelled Bathroom with Separate Shower & Separate WC. The Reasonably Secluded & Mature Rear Garden has a Sunny Aspect. Situated in a Popular Residential Turning & Conveniently Located for Oakwood Tube Station (Picc. Line), Shops, Buses, Good Schools & Oakwood Park. Also Offering Extension Potential with Some Plans Drawn UP.



### **ACCOMMODATION**

\* DOUBLE GLAZED ENTRANCE PORCH \* RECEPTION HALLWAY WITH PARQUET FLOORING \* DOWNSTAIRS CLOAKROOM \* 2 SEPARATE RECEPTION ROOMS \* GOOD SIZED FITTED KITCHEN/DINER \* 3 BEDROOMS \* LUXURY BATHROOM/SHOWER ROOM + SEPARATE WC. MATURE REAR GARDEN WITH SUNNY ASPECT \* GARAGE WITH OWN DRIVE & 35'7 SECURED DRIVEWAY \* PAVED OFF STREET PARKING TO FRONT \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* PARQUET FLOORING \* MARBLE FIREPLACE \* NEW BOILER \*

**PRICE: £830,000 FREEHOLD**

**ENTRANCE PORCH & RECEPTION HALLWAY:**

**Double Glazed Outer Porch with Front Door & Leaded Light Inset, Leaded Light Side Panels. Part Glazed Door to:**



**RECEPTION HALLWAY: 15'5 x 9' (4.70m x 2.74m)**

**Parquet Flooring, Double Radiator. Doors to Both Reception Rooms & DOWNSTAIRS CLOAKROOM.**



**FRONT RECEPTION ROOM: 16'7 x 12'5 (5.05m x 3.78m)**

**Double Glazed Bay Window to Front, with Curved Radiator. Recently Installed Marble Fireplace with Feature Gas Log Fire, Amtico Flooring with Wood Effect. Cornicing.**



**REAR RECEPTION ROOM: 16' x 11'11 (4.88m x 3.63m)**

**Double Glazed Door to Rear Garden & Patio, Incorporated into a Bay Window. Double Radiator, Cornicing.**



**FITTED KITCHEN/DINER: 13'5 x 8'3 (4.09m x 2.51m)**

**White Laminate Fitted Floor & Wall Units, Single Drainer Inset Stainless Steel Inset with Mixer Taps, Ceramic Hob, Built Under Oven, Extractor, Plumbed for Washing Machine and Dishwasher. 2 Storage Cupboards, Double Glazed Window to Rear Overlooking Garden & Double Glazed Door to Driveway with Access to Garden. Ample Space for Dining Table. Cornicing.**



**BEDROOM 1: 16'10 x 12'6 (5.13m x 3.81m)**

**Double Glazed Bay Window, Curved Radiator, Cornicing.**



**BEDROOM 2: 14'2 x 12'6 (4.32m x 3.81m)**

**Double Glazed Window to Rear Overlooking Garden, Double Radiator, Cornicing, Fitted Wardrobes.**



**BEDROOM 3: 11'5 x 7'10 (3.48m x 2.39m)**

**Double Glazed Window to Front, Double Radiator.**



**LUXURY REMODELLED BATHROOM:**

**Fully Tiled Luxury Bathroom with Modern White Suite Including Panelled Bath with Mixer Taps & Shower Attachment, Separate Walk in Shower Enclosure, Vanity Unit with Sink, Mixer Taps and Cupboards Beneath. Spotlights. Chrome Heated Towel Rail.**



**BATHROOM & SEPARATE WC:**

**The Luxury Bathroom, Luxury Separate WC, Airing Cupboard and Part Landing Offer Tremendous Space for Either Combining and having One Massive Bathroom, or Perhaps Being Split Into 2 and Having an En Suite Shower to the Rear Bedroom.**



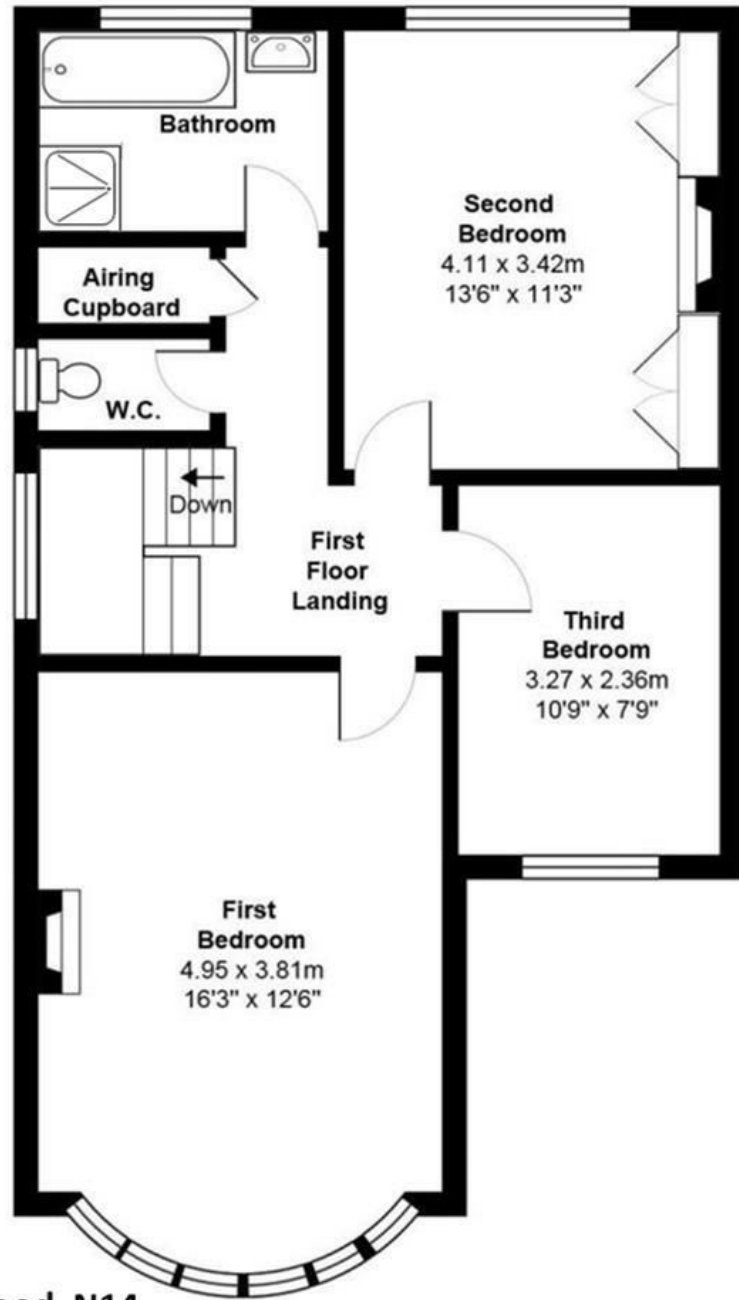
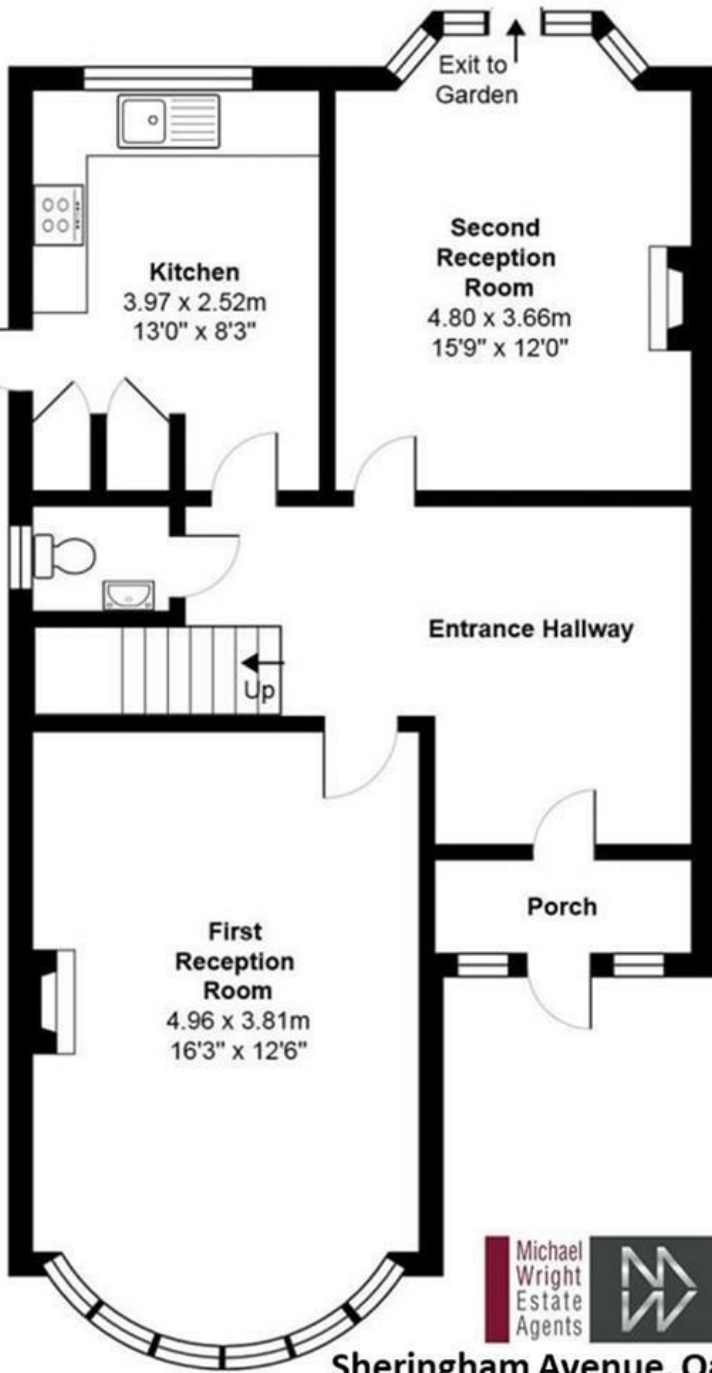
**REAR GARDEN:**  
Mature and with a Sunny Aspect. Mainly Laid to Lawn with a Paved Patio.



**REAR ELEVATION OF PROPERTY & GARDEN:**



**GARAGE & OWN DRIVEWAY: 16'10 x 8'4 + 35'7 x 8' (5.13m x 2.54m + 10.85m x 2.44m)**



**Sheringham Avenue, Oakwood, N14**

Approximate total floor area: 1260sqft (117sqm)

All measurements are approximate and are for illustrative purposes only.

Energy Efficiency Rating	
Current	Potential
85	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.