



FARMLEIGH, SOUTHGATE, N14

A WELL PROPORTIONED 3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE IN RATHER QUIET RESIDENTIAL TURNING WITH WELL MAINTAINED REAR GARDEN & PAVED OFF STREET PARKING TO FRONT.

There is a Good Sized Entrance Hall, Through Lounge, Spacious Kitchen, Good Sized 3rd Bedroom and Upstairs Bathroom. There is Also Scope & Potential to Extend to the Rear and/or Convert the Loft to Add a Further Bedroom & Bathroom - SPP.

Situated off Avenue Road and Old Farm Avenue it is within Walking Distance to Southgate's Multiple Shopping Centre and Picc. Line Tube Station, with Buses & Schools being Closer By. Offered Chain Free.



ACCOMMODATION

* SPACIOUS ENTRANCE HALL * THROUGH LOUNGE * KITCHEN/DINER * 3 GOOD SIZED BEDROOMS * BATHROOM * ATTRACTIVE REAR GARDEN WITH LARGE PATIO AREA & MAINLY LAID TO LAWN * GARAGE WITH SHARED FRONTAL DRIVEWAY * PAVED OFF STREET PARKING *
* SERVICES: GAS CENTRAL HEATING * FEATURESE: DOUBLE GLAZING *

PRICE: £665,000 FREEHOLD

ENTRANCE HALL:

Spacious with Georgian Fanlight Wooden Door, Window to Side, Radiator. Access to Through Lounge/Both Rooms and Kitchen/Diner, plus Turning Staircase to First Floor.



THROUGH LOUNGE: PIC. 1 26'6 x 11' (8.08m x 3.35m)



THROUGH LOUNGE: PIC. 2



REAR RECEPTION ROOM: 13'3 x 11' (4.04m x 3.35m)
Double Glazed Sliding Patio Doors to Patio & Rear Garden, Radiator, Archway to:



FRONT RECEPTION ROOM: 13'3 x 11' (4.04m x 3.35m)
Double Glazed Semi-Bay Window to Front, Radiator.



KITCHEN/DINER: 12'10 x 9' (3.91m x 2.74m)
1.5 Bowl Inset Stainless Steel Sink with Mixer Taps, Slot in Cooker. Storage Units. Space for Breakfast Table and Charis. Double Glazed Window to Side, Door to Garden.



BEDROOM 1: 13'3 x 11' (4.04m x 3.35m)
Double Glazed Semi-Bay Window to Front, Fitted Wardrobes, Radiator.



BEDROOM 2: 13'7 x 11' (4.14m x 3.35m)
Double Glazed Window to Rear, Fitted Wardrobes, Radiator.



BEDROOM 3: 9'10 x 9'2 (3.00m x 2.79m)
Double Glazed Window to Rear, Radiator.



BATHROOM:
Modern White Suite, Double Glazed Frosted Window.



REAR GARDEN:

Mainly Laid to Lawn with Footpath to Vegetable Growing Area. Widens to Rear Behind the Garage.



PAVED PATIO AREA:

A Large Paved Area with Steps Down to Lawn. Side Gate and Access to Garage.



REAR GARDEN, PATIO & GARAGE:



VEGETABLE PLOT AREA TO THE REAR:



REAR ELEVATION OF PROPERTY:

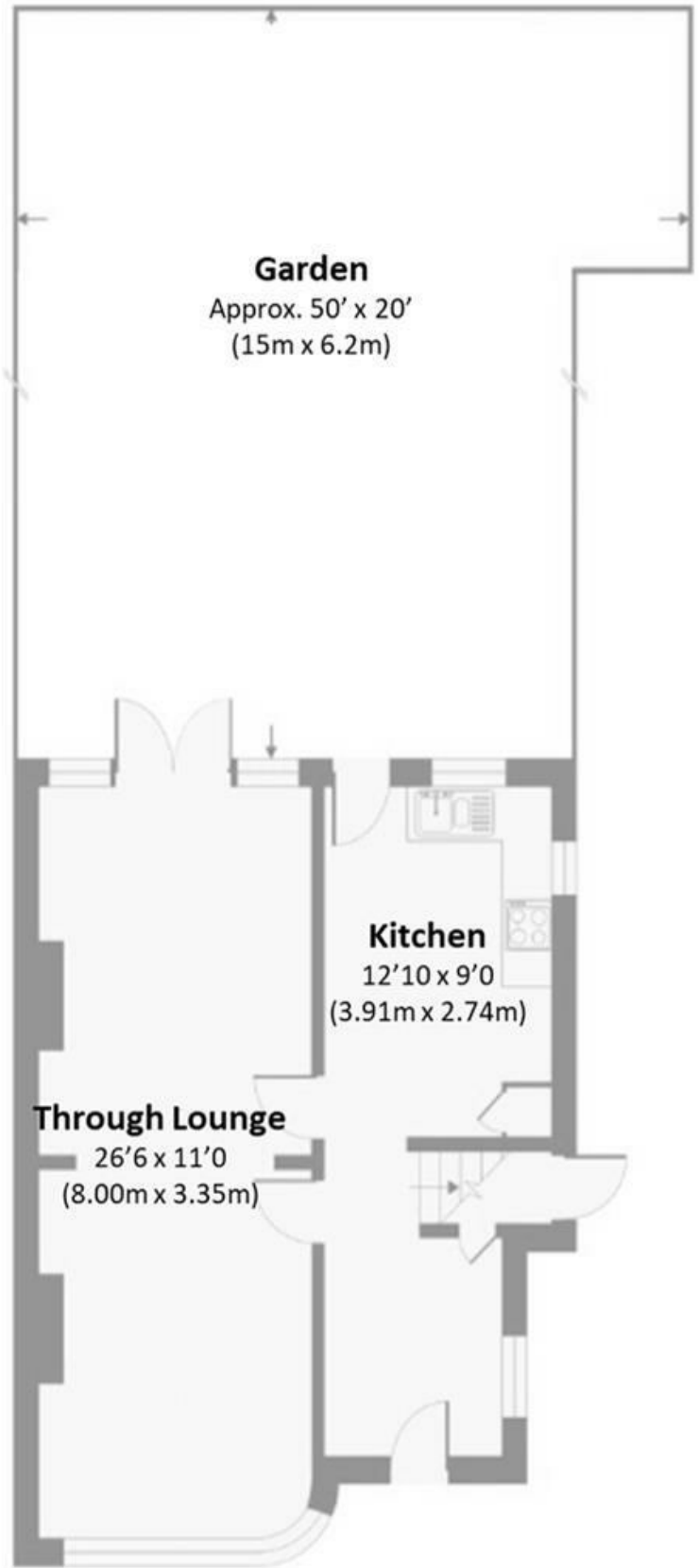
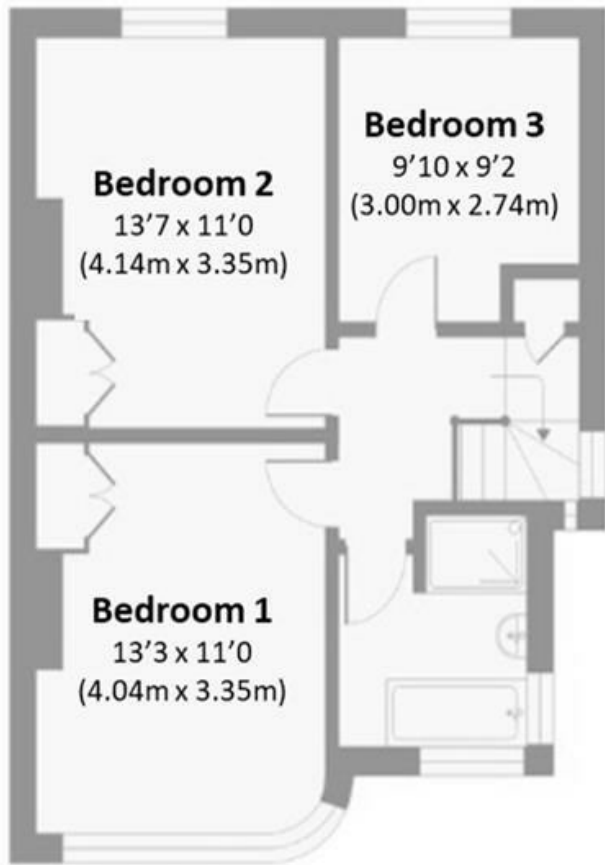




Farmleigh, Southgate N14

Approximate total area 1010sqft (94sqm)

Measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.