



PRINCE GEORGE AVENUE, SOUTHGATE/OAKWOOD, N14

AN EXTENDED AND WELL PRESENTED 3/4 BEDROOM HALLS ADJOINING SEMI-DETACHED HOUSE WITH LARGER THAN AVERAGE GROUND FLOOR ACCOMMODATION & A GOOD SIZED LEVEL REAR GARDEN. There is the Opportunity to Convert the Front Reception Room to a Ground Floor Bedroom and Convert the Study to an En Suite Bathroom, Otherwise Suitable for use as a Home/Office.

There are Currently 3 Reception Room, Included an Extended Rear Reception Room and an Extended Fitted Kitchen/Diner + Utility Room and Downstairs Cloakroom. There is OFF STREET PARKING TO FRONT.

Situated in a Popular Residential Turning and Within Walking Distance to Oakwood Tube Station (Picc. Line), Shops, Buses & Trent Park Golf Course. Also to Oakwood Park.

All in all a Very Versatile Family Home, and the Loft is still Intact.

In the Catchment for Popular Junior & Secondary Schools.

Viewings Highly Recommended.



ACCOMMODATION

* ENTRANCE PORCH * ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * EXTENDED REAR RECEPTION ROOM * FRONT RECEPTION ROOM + STUDY SUITABLE AS A HOME/OFFICE OR GROUND FLOOR BEDROOM & AN EN SUITE BATHROOM * EXTENDED & SPACIOUS FITTED KITCHEN/DINER * 3 GOOD SIZED BEDROOMS * BATHROOM/SEP. WC. * LARGE REAR GARDEN * OFF STREET PARKING TO FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £855,000 FREEHOLD

ENTRANCE HALL:



EXTENDED REAR RECEPTION ROOM: PIC. 1 19'9" x 11'3" (6.02 x 3.43)
Extended Room with Double Glazed Sliding Patio Doors to Rear, Approached via Pair of Glazed Doors from Hallway. Radiator.



EXTENDED REAR RECEPTION ROOM: PIC. 2
Different Aspect.



FRONT RECEPTION ROOM: 15'0" x 12'9" (4.57 x 3.89)
Double Glazed Bay Window, Radiator, Door to:



STUDY/BEDROOM 4: 10'6" x 6'3" (3.20 x 1.91)

Originally Garage with Own Drive, but Useful Multi-Purpose Room. Double Glazed Window to Front, Radiator, 15 Panel Glazed Door to Front Reception Room.



FITTED KITCHEN/DINER: 17'9" x 14'9" (5.41 x 4.50)

Extended to Side & Rear, with Ample Space for Large Dining Table, Central Island, or Further Worktops. Double Glazed Window Overlooking Garden, plus Double Glazed Door to Rear Garden & Patio. Floor & Wall Units, Gas Hob, Built Under Oven, Sink Unit, Worktops. Door to UTILITY ROOM.



BEDROOM 1: 15'0" x 12'3" (4.57 x 3.73)
Double Glazed Window to Front, Fitted Wardrobes, Radiator.



BEDROOM 2: 13'3" x 12'6" (4.04 x 3.81)
Double Glazed Bay Window to Rear, Fitted Wardrobes, Radiator.



VIEW OF REAR GARDEN FROM BEDROOM 2:



BEDROOM 3: 11'3" x 7'0" (3.43 x 2.13)
Double Glazed Window to Front, Raditor.



FAMILY BATHROOM/SEP. WC
Modern White Suite, Double Glazed Window, Radiator.



REAR GARDEN:
Large Rear Garden, Mainly Laid to Lawn and with Open Outlook to Rear.



REAR ELEVATION OF PROPERTY & GARDEN:



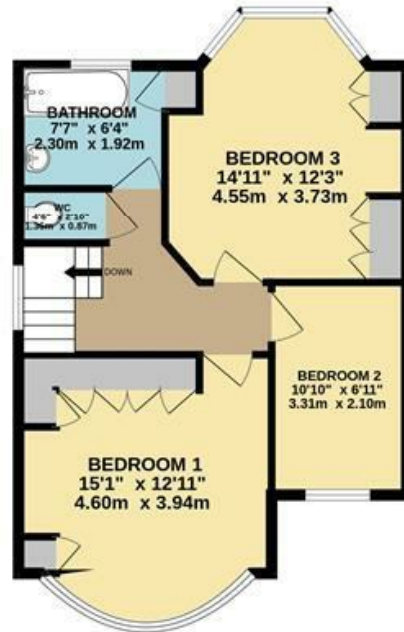
**REAR ELEVATION OF PROPERTY:
Closer Picture - Also Showing Ground Floor Extension & Side Entrance.**



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
63	82

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ 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.