



SOUTH LODGE DRIVE, SOUTHGATE, N14

A PROFESSIONALLY EXTENDED & LARGER THAN AVERAGE 3 BEDROOM HALLS ADJOINING SEMI WITH ATTACHED GARAGE - OWN DRIVE - PLUS A BONUS ROOM IN THE LOFT, WITH OPEN OUTLOOK TO FRONT.

There are 3 Generous Reception Rooms and a Large Fitted Kitchen with a Utility Area & Internal Connection to the Garage, there is also a Downstairs Cloakroom and a Large Bathroom on the First Floor.

Set Well Back from the Road and Facing a Small Green, the Property is Closest to Chaseville Park Road with its Small Shopping Parade and is Very Close to Eversley Primary School., as well as being in the Catchment for Highlands School.

There is Further Potential to Perhaps Extend Over the Garage - Subject to Usual Consents.

This is Truly a Large Family Home and is Certainly Worthy of an Internal Viewing.



ACCOMMODATION

* LARGE ENTRANCE PORCH * 3 SEPARATE RECEPTION ROOMS * LARGE FITTED KITCHEN/DINER * UTILITY AREA * DOWNSTAIRS CLOAKROOM * 3 BEDROOMS + BONUS LOFT ROOM * LARGE BATHROOM * ATTACHED GARAGE WITH OWN DRIVE * REAR GARDEN & SUMMERHOUSE * OFF STREET PARKING * FURTHER EXTENSION POTENTIAL - SPP *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £825,000 FREEHOLD

ENTRANCE PORCH: 7'8 x 7' (2.34m x 2.13m)
Ceramic Flooring, Part Glazed Front Door and Side Windows.



FRONT RECEPTION ROOM: 13'4 x 12'1 (4.06m x 3.68m)
Double Glazed Bay Window to Front with Open Outlook, Wooden Fireplace with Tiled Inset & Gas Fire, Cornicing, Double Radiator, Wood Flooring.



RECEPTION ROOM WITH HALLWAY: PIC. 1 19'5 x 11'7 (5.92m x 3.53m)
Original Crittall Doors to Rear Reception Room, Radiator.



RECEPTION ROOM: PIC. 2
Different Aspect as you are Facing the Front.



**REAR RECEPTION ROOM: PIC 1 29' inclu fitted cupboards x 13'1 (8.84m inclu fitted cupboards x 3.99m)
Whole Width Windows Plus 2 Sets of French Doors to Rear Garden, 2 x Double Glazed Skylights, 4 x Double
Radiators. Semi Open Plan with Fitted Kitchen.**



REAR RECEPTION ROOM: PIC 2

Dining Area with Large Openings from Kitchen. Also Showing Full Height & Full Width Deep Storage Cupboards.



WELL FITTED KITCHEN: PIC. 1 19'2 x 9'6 (5.84m x 2.90m)

Fitted on 3 Sides with Ample Floor & Wall Units, Neff 5 Ring Gas Hob, 2 x Eye Level Neff Self Cleaning Ovens with Hide & Slide Doors, Double Bowl Inset Stainless Steel Sink Unit, Ample Worktop Area, Integrated Dishwasher.



WELL FITTED KITCHEN: PIC. 2

Different Aspect of Fitted Kitchen Showing Connection to the Rear Reception Room. Note: There is a Separate Utility Area.



BEDROOM 1: 13'2 x 12'3 (4.01m x 3.73m)
Double Glazed Bay Window to Front with Attractive Outlook, Cornicing, Double Radiator.



ATTRACTIVE OUTLOOK FROM BEDROOM 1:
View from Bedroom 1.



BEDROOM 2: 12'9 x 11'6 (3.89m x 3.51m)
Large Double Glazed Window to Rear Overlooking Garden, Radiator, Cornicing.



BEDROOM 3: 8'11 x 7'9 (2.72m x 2.36m)
Double Glazed Window to Front with Views, Double Radiator, Cornicing.

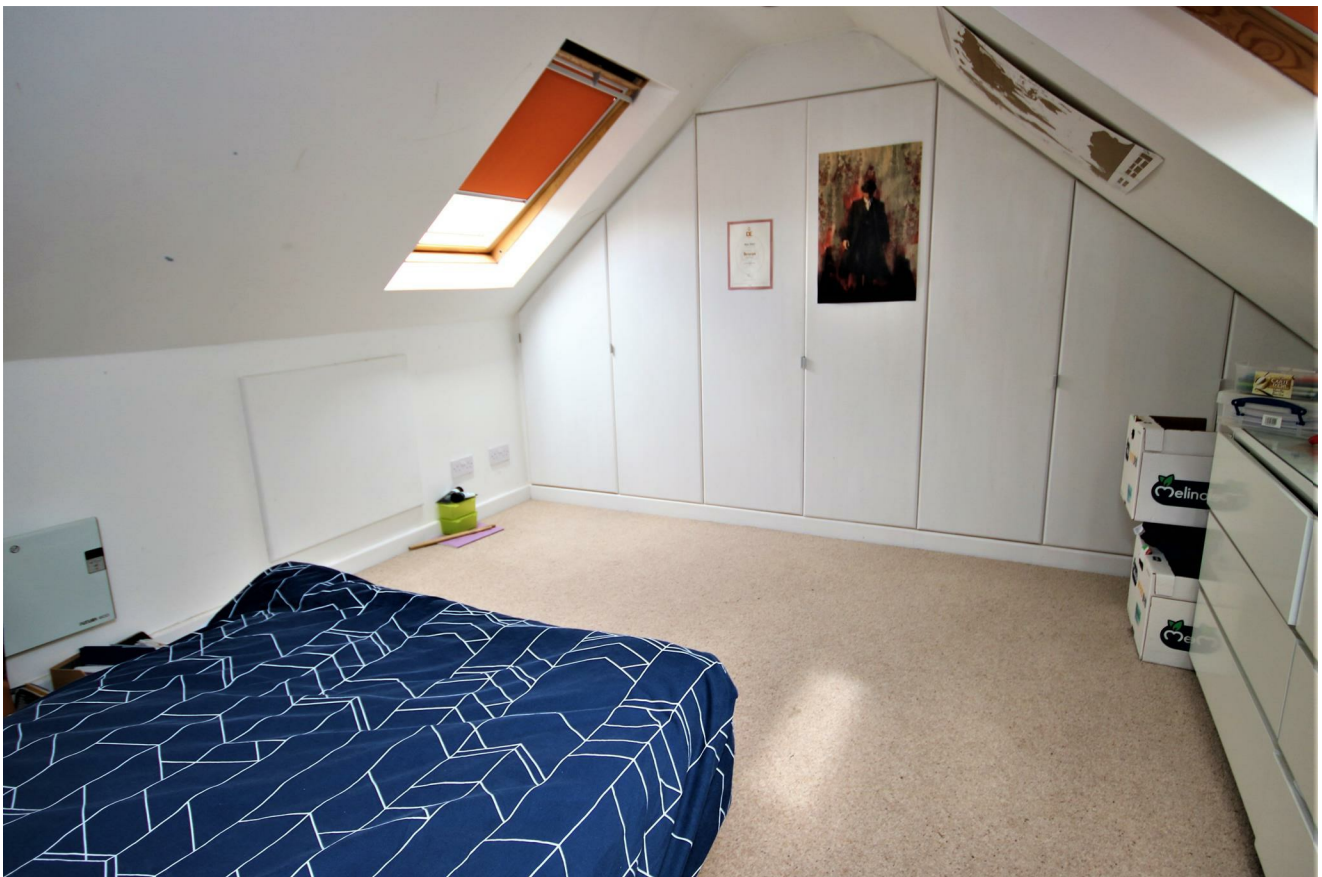


FAMILY BATHROOM: 10'2 x 8'2 (3.10m x 2.49m)

Panelled Bath with Mixer Taps & Shower Attachment, Wash Hand Basin with Mixer Taps and Shelves Beneath, Low Flush WC., Further Fitted Storage Cupboard. Double Glazed Window.



USEFUL BONUS ROOM IN THE LOFT: PIC. 1 13'8 incl fitted wardrobes x 11'8 (4.17m incl fitted wardrobes x 3.56m)
Whole Run of Fitted Wardrobes. Double Glazed Velux Windows.



USEFUL BONUS ROOM IN THE LOFT: PIC. 2



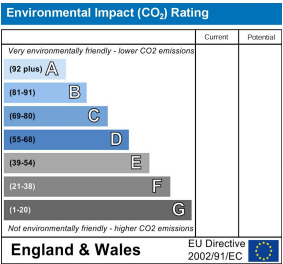
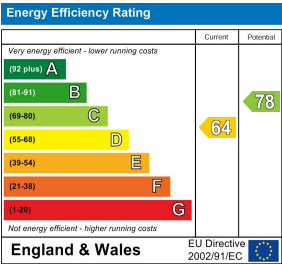
**ATTRACTIVE OUTLOOK TO FRONT:
As Seen From the Front Door/Porch.**



GARAGE WITH OWN DRIVE & OFF STREET PARKING:



Awaiting Floor Plan



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.