



LANGSIDE CRESCENT, SOUTHGATE, N14

Nestled in the tranquil surroundings of Langside Crescent, this substantial semi-detached house on the sought-after Minchenden Estate presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting four generously sized double bedrooms, this property is perfect for those who value space and versatility.

Upon entering, you are greeted by a welcoming entrance hall that leads to a delightful through lounge, ideal for both relaxation and entertaining. The morning room offers a bright and airy space, while the fitted kitchen/diner provides a practical area for family meals and gatherings. The convenience of a downstairs cloakroom adds to the functionality of this well-designed home.

The property features a large family bathroom, complemented by a separate shower room, ensuring ample facilities for busy mornings. Outside, the expansive rear garden is a true highlight, offering a private oasis for outdoor activities and potential for further development, subject to planning permission.

Situated close to the charming Cherry Tree area of Southgate, residents will enjoy easy access to Southgate Tube station and local bus services, making commuting a breeze. Additionally, the property falls within the catchment area for several reputable schools, making it an ideal choice for families.

Offered chain-free, this home is ready for you to move in to and make it your own. With excellent extension potential and a prime location, this property is not to be missed. Come and discover the perfect blend of comfort and convenience in this delightful family home.



ACCOMMODATION

* ENTRANCE HALL WITH PARQUET FLOORING * THROUGH LOUNGE * MORNING ROOM * FITTED KITCHEN/DINER * 4 DOUBLE BEDROOMS * LARGE FAMILY BATHROOM * SEPARATE SHOWER ROOM * LARGE REAR GARDEN * GARAGE WITH OWN DRIVE * EXTENSION POTENTIAL - SPP *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, WOOD FLOORING *

PRICE: £1,000,000 FREEHOLD O.I.E.O

ENTRANCE HALL:

Wooden Front Door with Side Windows, Parquet Flooring, Large Radiator, Picture Rail, Cornicing. Door to DOWNSTAIRS CLOAKROOM.



**THROUGH LOUNGE: 34' x 13'11" narr to 12'1" (10.36m x 4.24m narr to 3.68m)
With Open Archway Between the 2 Rooms.**



FRONT RECEPTION ROOM: 16'8 x 13'11 (5.08m x 4.24m)

Double Glazed Bay Window to Front, Curved Radiator, Parquet Flooring, Cornicing, Wall Light Points, Panelled Wooden Door to Hallway.



REAR RECEPTION ROOM: 17'4 x 12'1 (5.28m x 3.68m)

Double Glazed Sliding Patio Doors to Garden, Parquet Flooring, Radiator, Cornicing, Wall Light Points, Panelled Door to Hallway.



ORNATE FIREPLACE:



BREAKFAST ROOM: 10'9 x 9'5 (3.28m x 2.87m)
Double Glazed Window, Parquet Flooring, Radiator, Picture Rail, Door to Kitchen/Morning Room.



FITTED KITCHEN/DINER: 19'9 x 7'10 (6.02m x 2.39m)

Floor and Wall Units, Gas Hob, Built Under Oven, Ample Space for a Dining Table. Double Glazed Window Overlooking Rear Garden, Double Glazed Door to Garden.



BEDROOM 1: 17'5 x 13'1 (5.31m x 3.99m)

Double Glazed Bay Window to Front, Radiator, Fitted Wardrobes.



BEDROOM 2: 14'9 x 11'10 (4.50m x 3.61m)
Double Glazed Window to Rear, Fitted Wardrobes, Radiator.



BEDROOM 3: 11' x 9'5 (3.35m x 2.87m)
Double Glazed Window to Rear, Radiator, Fitted Wardrobe Unit.



BEDROOM 4: 8'11 x 8'1 (2.72m x 2.46m)
Double Glazed Window to Front, Radiator.



FAMILY BATHROOM:
White Suite Comprising of Panelled Bath, Pedestal Wash Hand Basin, Low Flush WC., Bidet. Double Glazed Window. Fully Tiled Walls.



SEPARATE SHOWER ROOM:

A very Useful Additional Shower Area with Wash Hand Basin. Double Glazed Window, Fully Tiled Walls.



REAR GARDEN: 89'8 x 34'2 (27.33m x 10.41m)

Mainly Laid to Lawn, Paved Patio Area, Outbuilding.

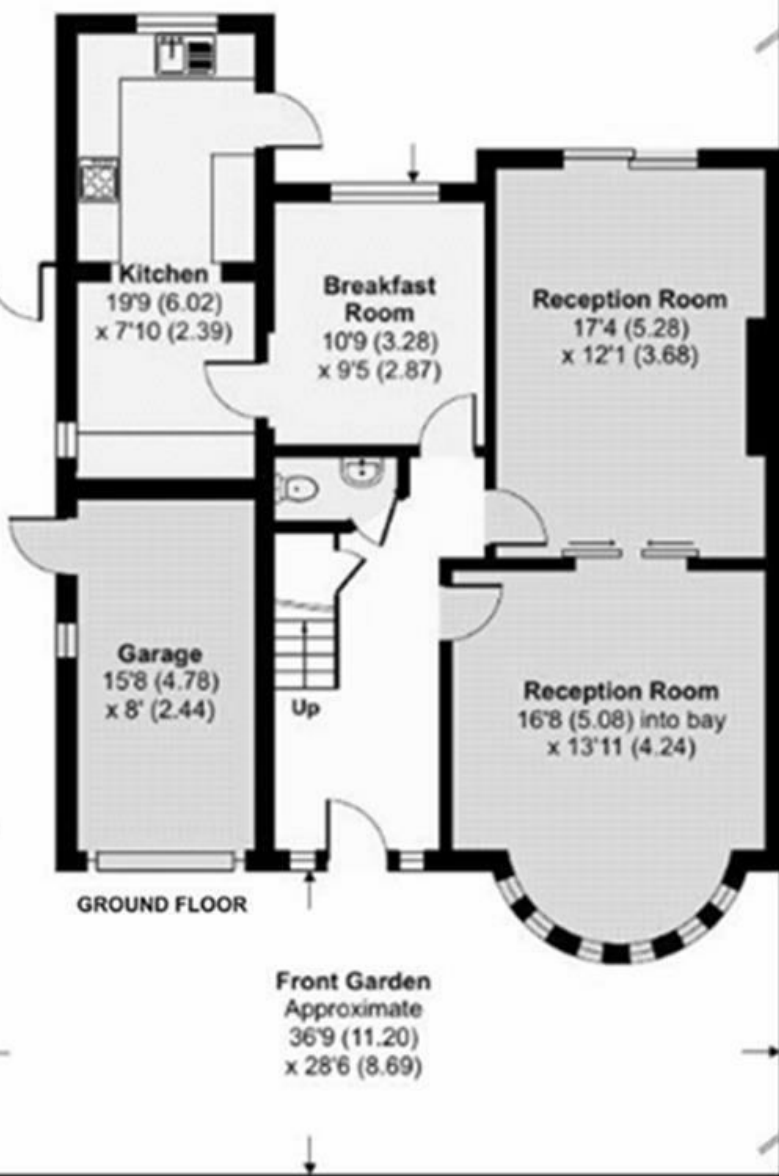


REAR ELEVATION OF PROPERTY:





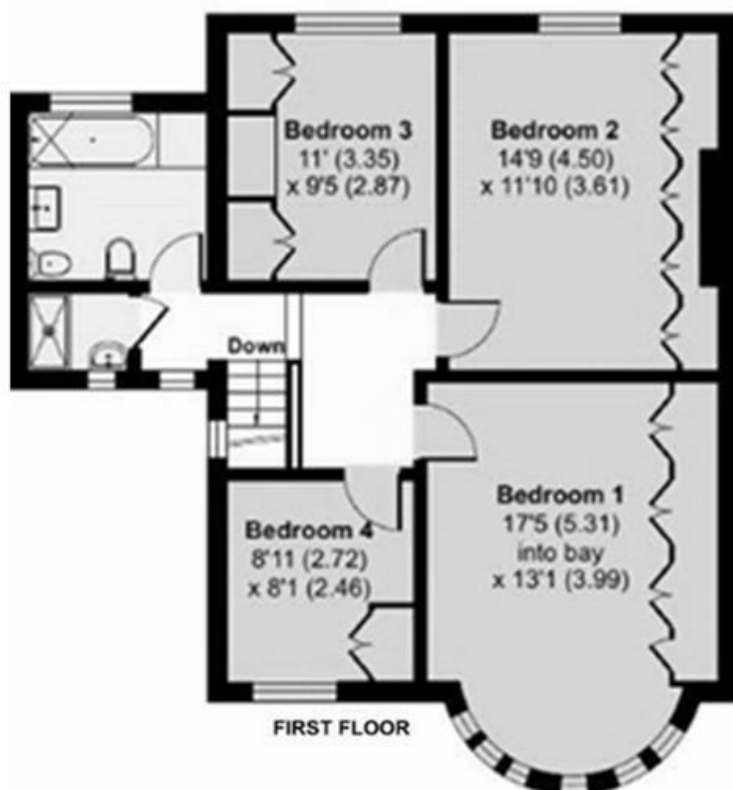
Rear Garden
Approximate
89'8 (27.33)
x 34'2 (10.41)



Langside Crescent, Southgate, N14

Approximate Internal Area: 1738sqft (161sqm)

All measurements are approximate and are for illustrative purposed only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(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 CO ₂ emissions	
(92 plus) A	75
(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.

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