



SOUTH LODGE DRIVE, SOUTHGATE/OAKWOOD, N14

A beautifully refurbished semi-detached house in South Lodge Drive, Oakwood. Featuring two spacious reception rooms to the ground floor. The front lounge has bespoke hand-made storage & shelving complete with a striking feature fireplace. The dining room is bright & airy, leading out to the south-westerly facing garden. The extended Kitchen/Diner is bright and spacious, fitted with white marble-effect worktops and handleless wall and base units.

To the first floor, there are three bedrooms, with the master bedroom benefiting from bespoke fitted wardrobes. There is also a modern family bathroom.

The property has a block-paved front garden offering parking for up to three cars, along with a garage to the side of the house, plus a 75ft rear garden with block paved patio area and a long lawned area. This bright & spacious home is a rare find, combining modern amenities with classic charm in a sought-after location, within the catchment area of excellent local schools for all ages, making it an ideal choice for families.

Situated at the upper end of South Lodge Drive, means that it is conveniently located just a short level walk to Trent Park, the local shopping parade and Oakwood Tube station (Picc. Line).



ACCOMMODATION

* BRIGHT & MODERN ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * FRONT RECEPTION ROOM * EXTENDED REAR RECEPTION ROOM OPEN PLAN TO THE FITTED KITCHEN & DINING AREA * SEPARATE DINING ROOM * 3 BEDROOMS * LUXURY BATHROOM WITH IN BATH RAIN SHOWER * PAVED OFF STREET PARKING TO FRONT * APPROX. 75FT REAR GARDEN WITH SIDE ACCESS *

* NEWLY REFURBISHED - REWIRED / REPLUMBED / NEW FLOORS / NEW DOORS / NEW BOILER & CYLINDER *
* GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LAMINATE FLOORING & MANY LUXURY FEATURES *

PRICE: £900,000 FREEHOLD

HALLWAY:

Bright and airy. Oak effect Laminate floors, carpeted stairs, radiator, neutrally decorated. Access to all Rooms, and downstairs cloakroom.



LOUNGE 15'10" x 12'11" (4.83m x 3.94m)

Double glazed bay window to front with radiator beneath. Oak effect laminate flooring. Feature fireplace with bespoke hand-built storage cupboards either side and shelving above with concealed lighting.



LOUNGE (pic 2)



FEATURE FIREPLACE:



DINING ROOM 15'7" x 11'4" (4.75 x 3.46)

Separate dining room with Double glazed floor to ceiling bay to the rear with French doors out to the garden. Laminate flooring, radiator, spotlights.



DINING ROOM (pic 2)



KITCHEN/DINER 20'8" x 13'1" (6.30 x 4.00)

Modern kitchen/diner with windows to the side and looking out to the garden. Spotlights.



KITCHEN/DINER (pic 2)

Modern handleless fitted kitchen with white marble-effect worktops.



LUXURY FITTED KITCHEN

Fitted Grey handleless wall and base units with white marble effect worktops and herringbone effect subway tiled splashbacks, large stainless steel sink with waste-disposal & mixer tap. Plumbed for dishwasher and washing machine, with space for tumble dryer. Breakfast bar.



LUXURY FITTED KITCHEN (pic 2)



LANDING AREA:

Stained glass windows, letting in lots of natural light. Carpeted. Neutrally decorated with black nickel switches.



BEDROOM 1 15'10" x 11'9" (4.85 x 3.60)

Double glazed bay window to front with radiator beneath. Bespoke fitted wardrobes. Carpeted. Spotlights.



BEDROOM 1 (pic 2)



BEDROOM 2 15'7" x 10'11" (4.75 x 3.35)
Double glazed bay window to the rear with radiator beneath. Carpeted. Spotlights.



BEDROOM 2 (pic 2)



BEDROOM 3: 10'1" x 7'1" (3.08 x 2.17)
Double glazed window with radiator beneath. Neutrally decorated.



BATHROOM

Modern bathroom with white three piece suite. Low flush WC, pedestal wash handbasin, chrome heated towel rail, full sized bath with a tiled panel and glass shower door.



BATHROOM (pic 2)

Rain shower head, pedestal wash handbasin with mixer tap.



LARGE PAVED PATIO AREA:
Easily accessed from both the Kitchen/Diner and the Dining Room.



REAR GARDEN: approx 75' (approx 22.86m)

At approximately 75ft in length and facing in a South-Westerly direction, the garden is sun trap, flooding the house with lots of natural light. Block paved patio to the rear of the house with 3 small steps down to the lawn area. Side access via the shared driveway.



REAR ELEVATION OF PROPERTY & GARDEN:



CLOSER PICTURE OF THE REAR ELEVATION:



Approximate Gross Internal Area 1359 sq ft - 126 sq m

Ground Floor Area 841 sq ft – 78 sq m

First Floor Area 518 sq ft – 48 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Michael Wright Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	
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.

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