



EXETER ROAD, SOUTHGATE, N14

Introducing this stunning halls-adjoining semi-detached house in the desirable area of Southgate, London. This property boasts high ceilings, larger than average rooms, a detached garage with shared driveway and a spacious 87ft west-facing rear garden - perfect for relaxing and entertaining.

Step inside to find a large front reception room with round bay window, an extended 21ft rear reception, and a recently fitted extended kitchen, plus 3 bedrooms (2 doubles and a single), shower room with separate WC to the first floor, this home offers plenty of space for a growing family.

This property offers 1563 sqft of living space (including the garage), and is in need of some updating, allowing you to tailor it to your personal taste and style. There is also the scope to extend it further and add a loft conversion to grow the house further if needed.

Located in the catchment area for schools such as Ashmole, Monkfrith, Osidge and Salcombe, this property is perfect for young families. With shops and transport links at Southgate Circus just a 10-minute walk away, convenience is just around the corner.



ACCOMMODATION

* MATURE AND WELL MAINTAINED FRONT GARDEN * SPACIOUS ENTRANCE HALL * LARGE FRONT RECEPTION * EXTENDED 21FT REAR RECEPTION * EXTENDED & RECENTLY FITTED KITCHEN * DOWNSTAIRS WC * 3 BEDROOMS (2 DOUBLES & A SINGLE) * SHOWER ROOM & SEPARATE WC * 87FT WEST-FACING REAR GARDEN * DETACHED GARAGE SET BACK WITH SHARED DRIVEWAY *

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

PRICE: £825,000 FREEHOLD

FRONT GARDEN

The welcoming front garden is well-maintained and planted with mature plants & shrubs either side of the path leading up to the front door.



ENTRANCE HALL

Bright & spacious entrance hall, carpeted and neutrally decorated. Doors to front & rear reception rooms and kitchen, stairs leading to first floor.



FRONT RECEPTION 15'0 x 13'4 (4.57m x 4.06m)

Double-glazed round bay to the front with radiator beneath, carpeted floor, coving to the ceiling.



EXTENDED REAR RECEPTION 21'5 x 12'7 (6.53m x 3.84m)

Extended rear reception, full-height double-glazed bay with french doors facing the garden, feature fireplace with oak surround and tiled inset with gas coal-effect fire, radiators, carpeted floor, coving to ceiling.



EXTENDED KITCHEN 25'7" x 8'9" (narrowing to 7'8) (7.80m x 2.67m (narrowing to 2.34m))

The extended 25ft galley style kitchen has a breakfast area to the rear, double-glazed door to the garden and large double-glazed window to the side. Recently fitted, off-white wall and base units along the length of both walls with laminate worktops and tiled splashbacks, large single bowl, single drainer stainless steel sink with mixer tap. Gas hob with extractor above, integrated double-ovens & microwave, integrated fridge / freezer, washing machine & dishwasher. Oak-effect tiled flooring.



FIRST FLOOR LANDING

With original stained glass window to the front, flooding the landing with natural light, the spacious landing leads to the bedrooms, shower room & wc.



BEDROOM 1 14'9 x 13'4 (4.50m x 4.06m)

Double-glazed round bay to the front with curved radiator beneath, carpeted floor, coving to the ceiling.



BEDROOM 2 15'3 x 11'10 (4.65m x 3.61m)

Double-glazed rounded bay to the rear with curved radiator beneath, carpeted floor, coving to the ceiling.



BEDROOM 3 9'8 x 8'7 (2.95m x 2.62m)

Double-glazed window to the rear, radiator, carpeted floor, coving to the ceiling.



SHOWER ROOM

Double-glazed window to the side, Fully tiled walls & tiles, large quadrant shower cubicle with thermostatic shower, inset sink with mixer taps and vanity unit.



SEPARATE WC
Double-glazed window to the side, Fully tiled walls & tiles, WC.



REAR GARDEN approx 87'0 (approx 26.52m)

Extending to approximately 87ft, the westerly facing garden is sun-trap in the afternoons, with paved patio area, well-manicured lawn and well-maintained borders. Additional patio at the end of the garden with pergola by the pond. Access to the garage and the side accessed shared driveway.



REAR GARDEN (pic 2)



REAR PATIO & PERGOLA



POND



GARAGE 17'9 x 10'4 (5.41m x 3.15m)

REAR ELEVATION



Approximate Gross Internal Area 1608 sq ft - 149 sq m

Ground Floor Area 818 sq ft – 76 sq m

First Floor Area 562 sq ft – 52 sq m

Garage Area 183 sq ft – 17 sq m

Outbuilding Area 45 sq ft – 4 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	60
(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			
(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.