



## CHASE ROAD, SOUTHGATE, N14

Offering for Sale this beautifully presented semi-detached house in the desirable area of Southgate. Located in the catchment for some of the area's excellent local schools such as Ashmole, St Andrew's, Osidge and Salcombe, making it perfect for young families, with lovely local parks as an extra feature; including Oakwood, Grovelands & Broomfield. In addition, the shops and transport links at Southgate Circus are just a short walk away, so convenience is just around the corner. This property boasts larger than average rooms, a double garage and a separate workshop/storage to the rear offering private parking and EV charging. There is a well-maintained 55ft rear garden - perfect for relaxing and entertaining and inside you will find a large 27ft through lounge with round bay window, an extended well-fitted kitchen, plus utility room and downstairs WC. To the first floor, you will find 3 bedrooms (2 doubles and a single), and a family bathroom, whilst on the second floor there is a bright, spacious double bedroom with ensuite bathroom. This home is a must-see and offers plenty of space for a growing family.



### ACCOMMODATION

\* MATURE AND WELL MAINTAINED FRONT GARDEN \* BRIGHT ENTRANCE HALL \* 27FT THROUGH LOUNGE \* EXTENDED & WELL FITTED KITCHEN/DINER \* UTILITY ROOM \* DOWNSTAIRS WC \* 4 BEDROOMS (3 DOUBLES & A SINGLE) ONE WITH ENSUITE \* GOOD SIZED REAR GARDEN \* DOUBLE GARAGE & SEPARATE WORKSHOP/STORAGE AREA TO THE REAR \*  
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £875,000 FREEHOLD**

### ENTRANCE HALL

Double glazed frosted front door leading into a bright entrance hall. Laminate flooring leading to the reception room through wooden 4 panel glass double doors, utility room, downstairs WC and carpeted stairs to the first floor. Dado railing, cornicing to the ceiling. Neutrally decorated with double radiator and understairs storage.



### THROUGH LOUNGE 27'5" x 12'11" (8.36 x 3.94)

Double glazed round bay window to the front with large radiator beneath. Carpeted, with pendant lighting, square ceiling rose and cornicing to the ceiling.



### THROUGH LOUNGE (pic 2)

Different aspect showing access to the dining area through internal wooden bifold doors.



### KITCHEN/DINING ROOM 19'0" x 11'7" (5.79m x 3.53m)

Double glazed window to the rear and two sky lights letting in lots of natural light. Tiled slate effect flooring, white gloss handleless kitchen with a combination of drawers, base and wall units offering a good amount of storage. Full height integrated fridge freezer and separate full height integrated fridge, and dishwasher. Built under single oven, built in microwave, hidden extractor fan and electric hob. Stainless steel undermount single sink with mixer tap, laminate worktop and upstand. Pendant lighting above the breakfast bar & spotlights elsewhere.



## DINING AREA

Double glazed patio door leading to the back garden. A different aspect showing the dining area within the kitchen.



UTILITY 9'10" x 6'7" (3.00m x 2.01m)

Double glazed partially frosted windows to the side. Laminate flooring. Plumbed for washing machine and space for tumble dryer. Fitted shelving.



### **DOWNSTAIRS WC**

**Double glazed frosted window to the side. Low flush WC and pedestal wash hand basin.**



### **BEDROOM 1 / Loft 18'4" x 16'3" (5.60 x 4.97)**

**Double glazed French Doors opening on to Juliet Balcony to the rear. Parquet flooring with spotlights to the ceiling. Access to the ensuite bathroom.**



**BEDROOM 1 / Loft (pic 2)**  
**Double glazed Velux windows to the front and access to the eaves.**



**ENSUITE 7'8" x 5'10" (2.34m x 1.78m)**

**Double glazed frosted window to the rear. Fully tiled bathroom comprising of a full sized paneled bath with glass shower panel and rain shower head, wash hand basin with mixer tap, vanity unit beneath and mirrored cabinet above and low flush WC.**



### 1ST FLOOR LANDING

Stained glass window to the side. Carpeted, dado rails and access to bedrooms 2, 3, 4, the main bathroom and stairs leading to the 2nd floor.



### BEDROOM 2 14'8" x 12'0" (4.49 x 3.66)

Double glazed bay window to the rear with radiator beneath. Original floorboards, pendant lighting and fitted wardrobes along one wall.



**BEDROOM 2 (pic 2)**



**BEDROOM 3 14'5" x 12'0" (4.39m x 3.66m)**

**Double glazed rounded bay window to the front with radiator beneath. Original floorboards, full sized fitted wardrobes along one wall and spotlights to the ceiling**



**BEDROOM 4 9'2" x 7'1" (2.80 x 2.16)**  
**Double glazed window to the front and laminate flooring.**



**BATHROOM 7'7" x 7'3" (2.32 x 2.23)**  
**Double glazed frosted window to the rear. Fully tiled bathroom comprising of a full sized bath, low flush WC and pedestal wash hand basin.**



## GARDEN

A good sized rear garden with paved patio area, well-manicured lawn and well-maintained borders. Access to the garage at the back and the side access to the front of the house.



## REAR ELEVATION



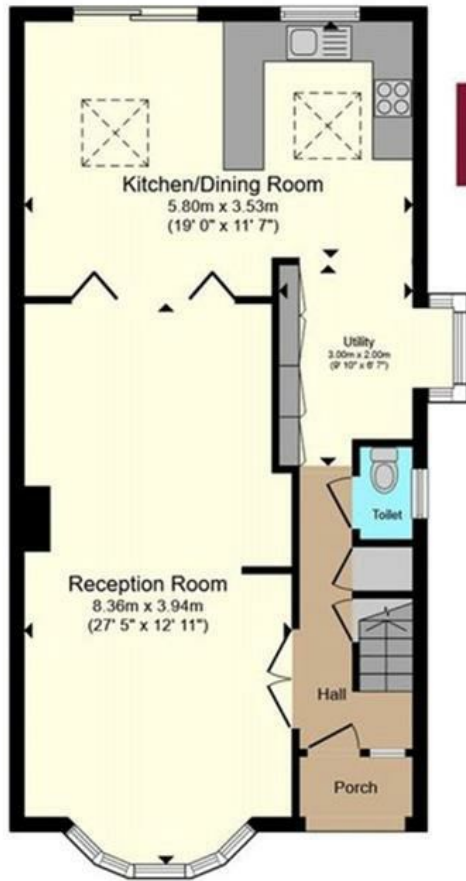
### **DOUBLE GARAGE**

**Double garage with electric roller door, which has an additional parking space outside it on a gated private road.**



### **WORKSHOP/STORAGE AREA** **Store room with power and light.**






Michael  
Wright  
Estate  
Agents




**CHASE ROAD, SOUTHGATE, N14**  
**Approximate area 1637sqft (152sqm)**

*All measurements are approximate and are for illustrative purposes only.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.