



## PRINCE GEORGE AVENUE, SOUTHGATE/OAKWOOD, N14

A Larger Than Average & Professionally Extended DETACHED & DOUBLE-FRONTED HOUSE FACING OAKWOOD PARK WITH A CARRIAGE DRIVEWAY & DOUBLE LENGTH INTEGRAL GARAGE WITH OWN DRIVE. There are 4 Bedrooms & 2 Bathrooms + Dressing Room. The Master Bedroom Bedroom Suite Consists of a Large Bedroom, Dressing Room/Possibly Bedroom 5, and an En Suite Bathroom. There is a Balcony Accessed from Bedroom 3 with Views Over Oakwood Park. On the Ground Floor there is an Impressive Reception Hallway, Very Spacious & Rather Palatial Through Lounge, TV Room, Fitted Kitchen/Diner with Granite Worktops & Utility Room. There is Also a Utility Room & Downstairs Cloakroom. The Rear Garden is Establishes with Large Patio Area & Lawn, Plus Flower Beds and a Mature Palm Tree. There is Scope for Further Extension - Subject to Usual Consents.

This Property Has Great Street Appeal, with Open Outlook and Easy Access to Oakwood Park. It is also in the Catchment for Very Popular Schools; Eversley Primary School, Grange Park Primary, Merryhills Primary & Highlands Secondary School. There is a Small Local Shopping Parade, with Sainsbury's Further Along, Whilst in the Opposite Direction there is Oakwood Tube Station, Further Shops & Trent Park. Also on the Borders with Winchmore Hill.



### ACCOMMODATION

- \* ENTRANCE PORCH \* RECEPTION HALLWAY \* PALATIAL & SPACIOUS THROUGH LOUNGE \* TV ROOM \* FITTED KITCHEN/DINER \* UTILITY ROOM \* DOWNSTAIRS CLOAKROOM \* MASTER BEDROOM SUITE WITH EN SUITE DRESSING ROOM & EN SUITE BATHROOM \* 3 FURTHER BEDROOMS \* VERY LARGE FAMILY BATHROOM \* MATURE REAR GARDEN \* DOUBLE LENGTH INTEGRAL GARAGE WITH OWN DRIVE \* PAVED CARRIAGE DRIVEWAY \* OFF STREET PARKING \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* BURGLAR ALARM \* BALCONY \*

**PRICE: £1,350,000 FREEHOLD**

**RECEPTION HALLWAY: PIC. 1 16' x 14'1 (4.88m x 4.29m)**

**An Amazing Reception Hallway to Meet & Greet Your Family & Friends, Approached Via a Pillared Canopy and an Entrance Vestibule. Wide Wooden Panelled Door with Glazed Side Panels, 2 Useful Cupboards, Porcelain Flooring, Doors to Through Lounge, Fitted Kitchen and Downstairs Cloakroom. Open Archway to TV Room.**



**RECEPTION HALLWAY: PIC. 2**

**Different Aspect of Reception Hallway. Cornicing and Ceiling Rose.**



**THROUGH LOUNGE: PIC. 1 32'2" x 15'2" (9.82 x 4.63)**

**A Magnificent and Rather Palatial Through Lounge with 2 x Fireplaces with Marble Insets & Hearths, Harmony Oak Strip Flooring, Concealed Radiators, Cornicing.**



**THROUGH LOUNGE: PIC. 2**

**Showing Lounge Area with Double Glazed Window Overlooking Rear Garden, Plus Further Double Glazed Window. Wall Light Points.**



**THROUGH LOUNGE: PIC. 3**

**Showing Dining Area with Large Double Glazed Leaded Light Window to Front, Wall Light Points.**



**TV ROOM: 15'1" x 7'5" (4.6 x 2.28)**

**A Very Useful Additional Room that Could Also be Used as a Playroom or Study. Double Glazed Leaded Light Window to Front, Large Concealed Radiator. Porcelain Flooring.**



**FITTED KITCHEN/DINER: 17'11" x 15'0" (5.48 x 4.58)**

**Well Fitted with Ample Floor & Wall Units, Granite Worktops, Range Cooker, Integrated Appliances. Ample Space for a Dining Table, Double Glazed Window Overlooking Rear Garden, Double Glazed Door to Garden, Door to UTILITY ROOM.**



**FIRST FLOOR LANDING:**

**Bright & Spacious with Concealed Radiator, Access to Loft, which is also Suitable for Conversion - Subject to Usual Consents. Access to Master Bedroom Suite, All Other Bedrooms & Family Bathroom.**



**MASTER BEDROOM SUITE: 15'3" x 13'1" (4.67 x 4.00)**

**Attractive Master Bedroom with Large Leaded Light Double Glazed Window to Front Overlooking Oakwood Park, Radiator, Archway to:**



**DRESSING ROOM EN SUITE/POSS. STUDY/BEDROOM 5: 13'1" x 11'1" (4.00 x 3.38)**

**Double Glazed Leaded Light Window to Front Overlooking Oakwood Park, Ample Fitted Wardrobes, Some with Mirrored Doors, Door to:**



**EN SUITE BATHROOM 12'5" x 6'11" (3.80 x 2.12)**

**Panelled Bath, Low Flush WC., Separate Walk in Shower. Double Glazed Window to Rear. Fully Tiled Walls. Fitted Mirror with Lights.**



**BEDROOM 2: 14'1" x 12'4" (4.30 x 3.76)**

**Fitted Wardrobes, Double Glazed Window to Rear, Overlooking Garden, Radiator.**



**BEDROOM 3: 14'6" x 9'8" (4.42 x 2.95)**

**Fitted Wardrobes with Recess for Bed, Large Leaded Light Window to Front Overlooking Oakwood Park, Radiator. Double Glazed Door to TERRACE & BALCONY.**



**BEDROOM 4: 10'11" x 6'10" (3.34 x 2.10)**

**Fitted Wardrobe Unit, Double Glazed Window to Rear, Radiator.**





**FAMILY BATHROOM: 10'11 x 7'7 (3.33m x 2.31m)**

**Panelled Bath with Mixer Taps and Shower Attachment, Separate Walk in Shower, Low Flush WC., His & Hers Wash Hand Basins with Mixer Taps and Cupboards Beneath. Fully Tiled Walls. 2 x Double Glazed Windows. Radiator.**



**REAR GARDEN: 65'7" x 44'10" (20.00 x 13.67)**

**Rear Garden, Mainly Laid to Lawn, Very Large Patio Area, Mature Trees, Shrubs and 2 Palm Trees. Flower Borders.**



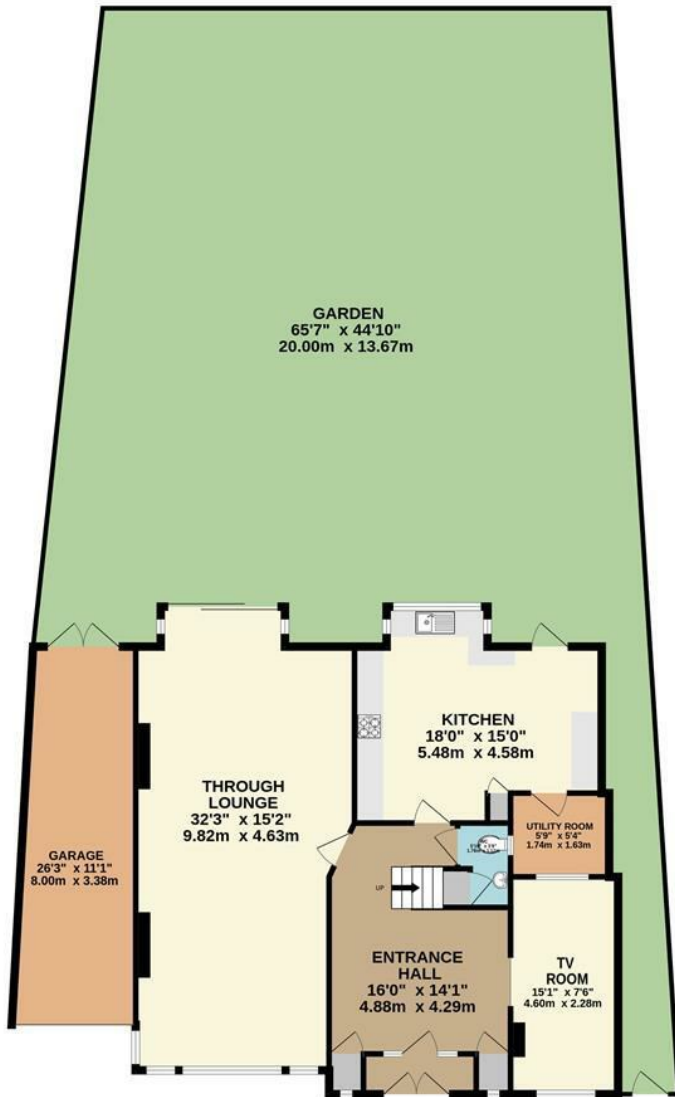
**REAR ELEVATION OF PROPERTY:  
Showing Full Width of the Property.**



**COVERED BBQ AREA & ACCESS TO GARAGE FROM REAR:  
Also Access to Garage.**



GROUND FLOOR  
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



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>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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>	<b>82</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	
<b>England &amp; Wales</b>	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.