



Forestdale, Southgate, London

Under Offer (SSTC)

£1,200,000 (Freehold)





Immaculate, substantial 3-bedroom, semi-detached house, with driveway and garage to side, offered chain free.

Baker and Chase are delighted to offer this spacious 3-bedroom, semi-detached house, with garage to side, on an impressive plot, in a very sought-after location.

Offered in immaculate condition throughout, and retaining outstanding potential to extend and modernise, the house begins with a spacious driveway, comfortably able to accommodate 2-3 vehicles. There is also a garage and gated side access.

Once inside, there is a bright, welcoming hallway, with access to a very generous through lounge, benefitting from bay windows at either end. To the rear of the house, there is an extended kitchen/diner, providing an excellent social space and overlooks the stunning, manicured gardens. There is a fully fitted kitchen, with a range of integrated appliances and off the kitchen there is a small utility area, housing a washing machine and dryer with access to the downstairs w/c.

The first-floor benefits from 3 double bedrooms and a fully tiled family bathroom. The loft remains undeveloped, and like many houses on Forestdale, along with the space above the garage, provides huge scope to develop, extend and improve, subject to the usual permissions and approvals.

Externally, the property enjoys a wonderful back garden, which has been expertly cultivated and maintained, and provides a wonderful, peaceful place to enjoy the outdoors. The garden backs on to Raith Avenue allotments, providing further privacy, and outstanding outlook.

Forestdale is a much sought after area. The property sits within 0.4 miles of both St Monica's & Walker Primary Schools. Arnos Grove (Piccadilly Line), Palmers Green & Bowes Park British Rail stations are all under 1 mile away, and provide 3 separate, regular services into London.

Driveway

Block paved with brick built shrub borders, parking for 2-3 vehicles.

Entrance Hall

Hardwood door and opaque windows to front aspect, radiator, coving to ceiling, solid Oak radiator cover, stairs to first floor, under stairs storage cupboard, spotlights, doors to:

Through Lounge

Double glazed bay window to front aspect, x2 double radiator, coving to ceiling, spotlights, solid wood display cabinets, box bay window to rear aspect, door to kitchen

Kitchen/Diner

Matching range of wall and base units with Granite work surfaces over, inset stainless steel sink with mixer tap, down lights, integrated fridge freezer, dishwasher, oven & grill and microwave, 4-ring electric hob with extractor hood over, coving to ceiling, spotlights, radiator

Rear Lounge/TV Room

Double glazed window to side aspect, double glazed sliding doors to garden, door to:

Utility area

Opaque window to side aspect, plumbed spaces for appliances, radiator, door to:

Downstairs w/c

Opaque window to side aspect, low flush w/c, hand basin, radiator, dado rail

First floor landing

Opaque feature window to side aspect, loft access, spot lights, airing/storage cupboard, doors to remaining rooms

Bedroom 1

Double glazed bay window to front aspect, double glazed window to front aspect, range of built in wardrobes and matching bedroom furniture, radiator, spotlights, coving to ceiling

Bedroom 2

Double glazed window to rear aspect, built in wardrobes, radiator, corner vanity unit with basin and mixer tap





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Bedroom 3

Double glazed window to rear aspect, built in wardrobes, radiator

Bathroom

Double glazed opaque windows to front and side aspect, fully tiled, panel P-shape bath with shower screen, mixer tap and shower over, hand basin with mixer tap and storage under, heated towel rail, low flush w/c, spotlights

Garden

Patio area and central pathway with lawn areas either side, shrub borders, gated side access, outside tap, garden shed, mature trees

Garage

Up and over door, power, opaque window to side aspect.

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.





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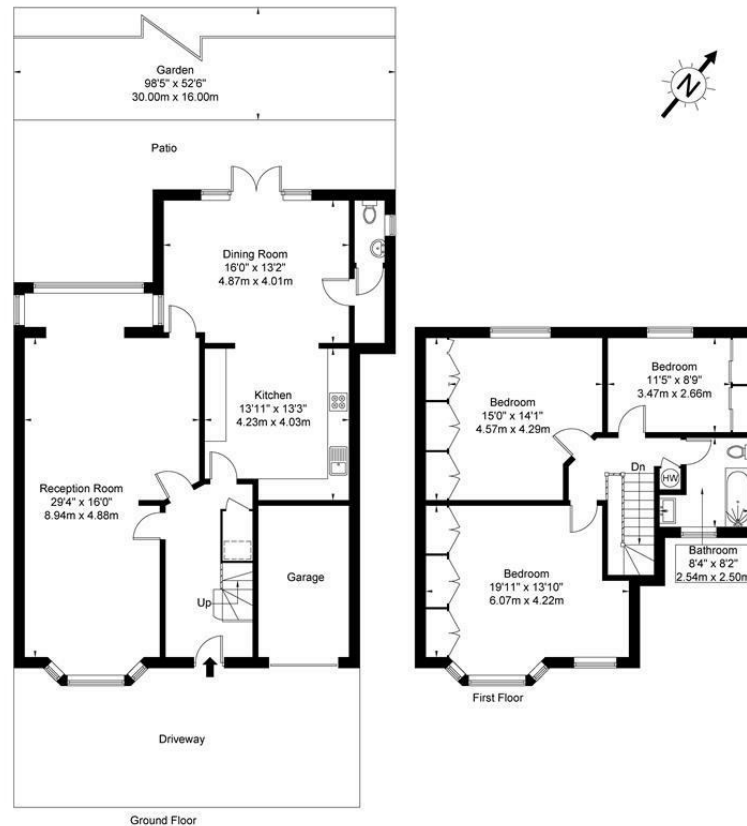
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Forestdale London N14 7DX

Approx. Gross Internal Area = 187.9 sq m / 2022 sq ft



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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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EPC Rating D / Local Authority: Enfield / Council Tax Band: G