

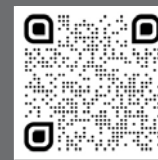
DALE GREEN ROAD

ARNOS GROVE - N11

THOMAS
JAMES
ESTATE AGENTS



- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- OPEN PLAN LIVING
- OFF STREET PARKING
- SOUTH WEST FACING GARDEN
- WALKING DISTANCE TO ARNOS GROVE STATION



FOR SALE
OIEO £600,000
FREEHOLD

DALE GREEN ROAD

ARNOS GROVE - N11

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TWO BEDROOM SEMI-DETACHED HOUSE

OIEO £600,000 FREEHOLD

IN BRIEF

This two bedroom semi-detached house in Arnos Grove has playing fields opposite, leafy views to the front and rear, and both shops and stations within easy walking distance. Well-maintained, the house sits on a wide plot with a long garden and has scope for extension.

PROPERTY DESCRIPTION

The property is full of character, and with a logical layout, large rooms, and wide windows, it also has a great sense of flow, with an open plan main living area. Wide bay windows span the front of the property on both floors providing plentiful natural light and views of the green space directly opposite, and modern casement windows to the rear give views of the garden and tall trees beyond.

The main entrance at the side of the property opens into a central hallway with doors to the front living room and rear kitchen/diner. These two ground floor rooms are connected by a wide, open doorway to create an open plan living space that extends over 25 ft from the front bay window to the rear sliding doors. It is zoned into a carpeted front living room and an L-shaped kitchen/diner with wood laminate flooring. The lounge is relaxing, with a traditional feel, whilst the central dining area accommodates a large dining table as well as a breakfast bar.

The bar defines the edge of the kitchen, which is well-equipped, with fitted floor and wall cabinets and a combination of integrated and freestanding appliances. There's a window above the sink, and large glazed doors slide open to provide access to the wide paved terrace.

COUNCIL TAX BAND: D
Barnet Council

EPC RATING: D

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

Sheltered by a lean-to, this covered space has the feel of an outdoor room and is ideal for al fresco dining, whatever the weather. Upstairs, both bedrooms have bespoke fitted wardrobes and there's also a built-in cupboard on the landing. The main front bedroom has a wide bay window, and the rear bedroom has lovely leafy views. Both are carpeted for comfort. The bathroom is a serene space with great natural light and ventilation. The subtle monochrome colour scheme includes large format floor tiles and metro-tiled walls. Instead of a bath there's a large shower enclosure, complemented by a contemporary washbasin console and WC.

The house is set back from the road behind a large paved front garden with a low wall, wrought iron gates, and space to park two cars. The drive extends along the side of the property to provide gated access to the rear garden. Measuring 78 ft by 26 ft, this lovely landscaped space has a paved terrace partly covered by a lean-to, and a large lawn, visually divided into two 'rooms' by a path and arch. Plenty of planting and mature trees beyond the walled end boundary give a wonderful sense of calm and privacy.

LOCAL AREA

- There's a selection of local shops within a 10-15 minute walk in the centre of Arnos Grove, more shops, cafes and restaurants in the town centre of Southgate just over a mile away. There are also plenty of amenities, including a tennis club just moments away at the end of the street, and the property is in the catchment area of several very good primary and secondary schools.
- There are two stations within easy walking distance; Arnos Grove tube station on the Piccadilly Line is a 13 minute walk, and New Southgate train station 17 minute walk.
- It's a five minute walk to the Pymmes Brook Trail and a couple more to Arnos Park, a popular local green space with grassland, and wooded areas, a playground, bowling club, and tennis courts. And there are plenty of other local green spaces nearby including Broomfield Park and Bethune Park, both within a mile.

VIDEO

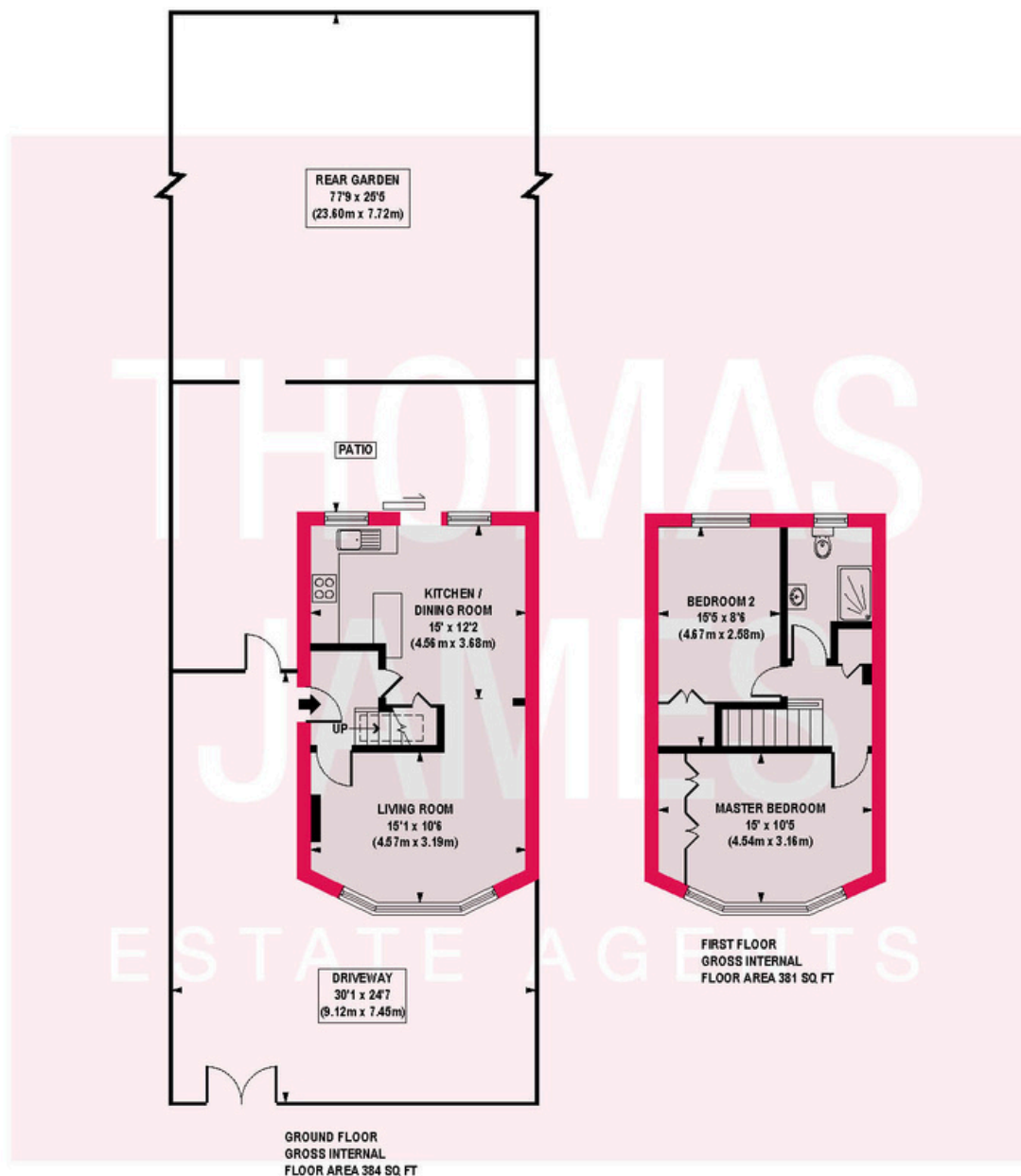


TRANSPORT





All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



APPROX. GROSS INTERNAL FLOOR AREA 765 sq. ft / 71.03 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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