

EXETER ROAD

THOMAS
JAMES



This spacious 3 bedroom semi-detached house lies on a pleasant tree-lined street close to the Southgate town centre and tube station. The property has a lovely big garden, off street parking, an integral garage, and considerable scope for extension.

Exeter Road, N14
Asking Price £780,000
Freehold

3 double bedrooms
0.8m to Southgate Station
82ft rear garden
Integral garage
Off-street parking
Scope for extending
Generous reception rooms
Barnet Council
CT: Band F
EPC: D

by appointment only
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This house has an attractive brick frontage with a block-paved drive and low-maintenance gravelled front garden bordered by planted beds. The front door, set back at the side of the property, opens into a wide hallway with two built-in cupboards and the living room, dining room, and kitchen. The integral garage is accessed only via the double garage doors at the front of the property.

The ground floor has three generously sized rooms, including a separate kitchen. The largest of these, currently used as a dining room, is the front room which measures 14'8" by 12'5" and has excellent natural light thanks to wide, curved bay window and two stunning octagonal leaded lights. The rear living room also has a bay window. This has double doors at the centre which open onto the raised, paved garden terrace, and provides lovely garden views. Measuring approximately 15ft by 12ft, there's ample space for sofas. The separate kitchen also has great garden views through the wide window above the sink. It's well-equipped, with smart, fitted wall and floor cabinets, a tiled splashback, lots of worktop space including a breakfast bar, and freestanding appliances. A fully glazed side door leads to the garden terrace.



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The first floor is home to three double bedrooms, a family bathroom, a separate WC, a small walk-in store with a window, and a full height built-in cupboard. All are arrayed around a large landing with great natural light from a large window above the stairs and a hatch to the loft. The main bedroom at the front of the property has a large, curved bay window and bespoke fitted wardrobes. The second double bedroom at the rear has garden views and is also fitted with a wall of wardrobes, whilst the third double bedroom has an attractive small bay window – a great spot for a desk or workspace.

The fully tiled family bathroom is fitted with a pink suite comprising a bath and a freestanding washbasin. An obscured glass window provides natural light and ventilation. The adjacent WC, also fully tiled, has a white WC with a low-level cistern and a small high-level window.



The property lies amid the many amenities of Green Lanes, and is just moments from the independent cafes, bars, and shops along Myddleton Road, Bowes Park’s vibrant award-winning High Street, and the centre of Palmers Green. Wood Green shopping centre is less than a mile away.

Transport links are good. The train stations at Bowes Park (a 15 minute walk) and Palmers Green (17 min walk) have fast, direct journeys to the City. Bounds Green and Wood Green, on the Piccadilly are both within a mile of the property.

Road links are excellent, with the North Circular Road just a one minute drive away.

There are several popular parks and recreation grounds nearby, including Woodside Park, white Hart Lane Recreation Ground, and Broomfield Park.



Links

[Location >](#)

[Transport >](#)

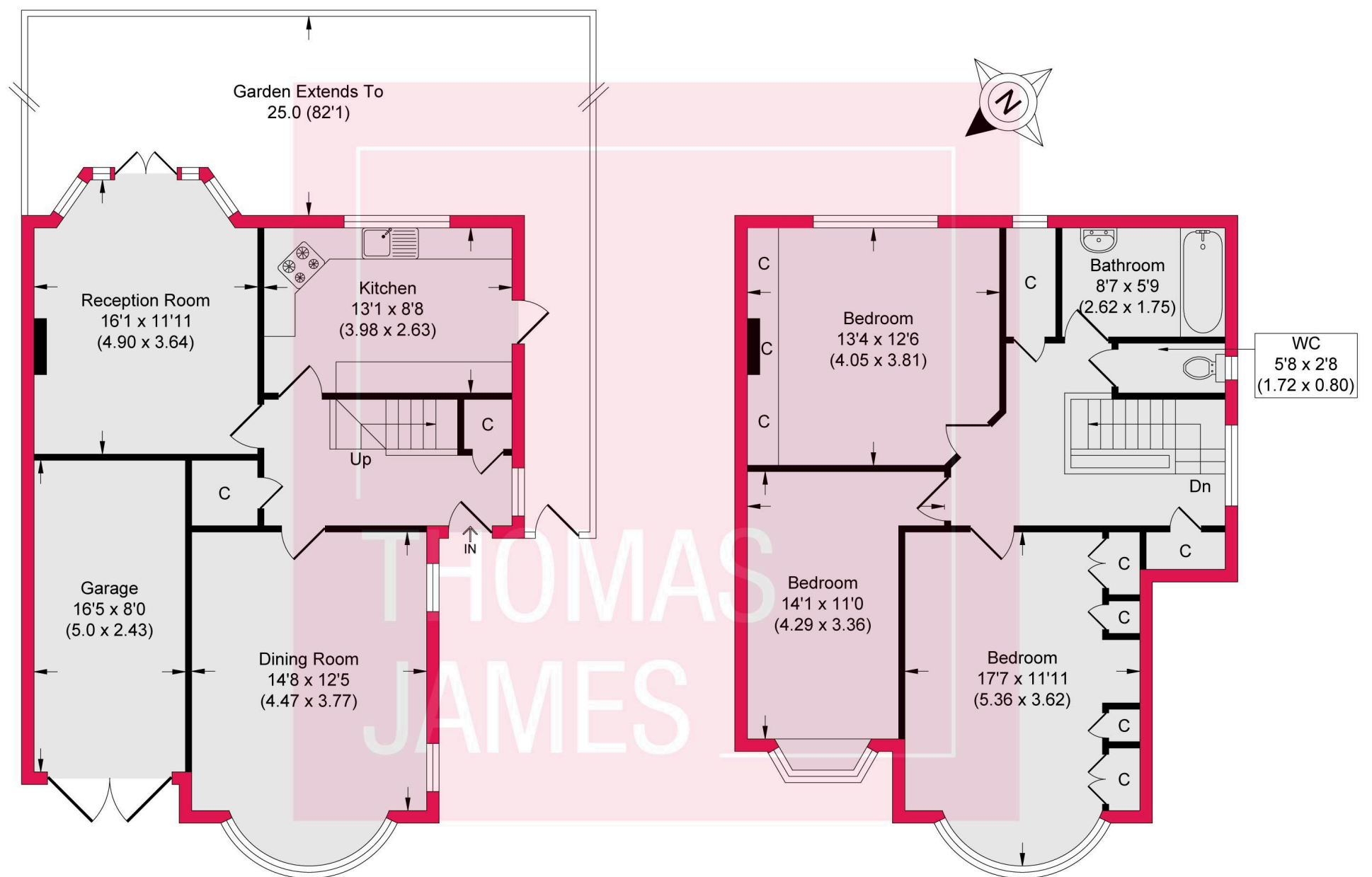
[Video >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
67.34 sq.m. (724.84 sq.ft.) approx.

First Floor
64.59 sq.m. (695.24 sq.ft.) approx.



TOTAL FLOOR AREA : 131.93 sq.m. (1420.08 sq.ft.) approx. (Including Garage)

GARAGE AREA : 12.15 sq.m. (130.78 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements 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.