



Parkhurst Road, London, N11 3EN

Asking Price: £575,000
Freehold

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This CHAIN FREE well presented three bedroom character cottage which benefits from off street parking and a generous size rear garden.

Accommodation comprises, entrance hall, bay fronted reception room with fireplace, open plan kitchen dining room to rear with access to 100ft South West facing garden via sliding doors. Three bedrooms to first floor with three piece family bathroom. Potential to extend STPP.

The property is situated in this popular location within 8 minutes walk (0.3miles) of New Southgate Railway Station and close to Holly Park Primary School. PLEASE NOTE THAT THE PHOTOS DEPICT THE PROPERTY PRIOR TO THE CURRENT TENANTS TAKING OCCUPATION

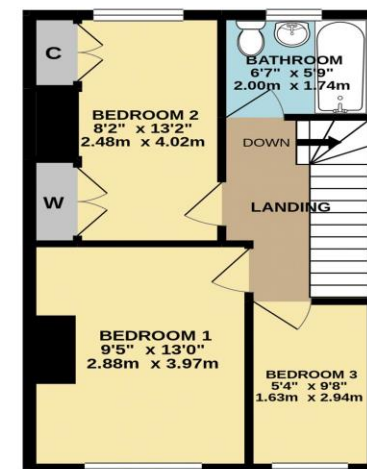
- **CHAIN FREE**
- **THREE BEDROOM HOUSE**
- **TWO RECEPTION ROOMS**
- **APPROX 100FT SOUTH WEST FACING GARDEN**
- **POTENTIAL TO EXTEND STPP**
- **OFF STREET PARKING**
- **8 MINUTE WALK FROM NEW SOUTHGATE STATION**
- **HOLLY PARK PRIMARY SCHOOL CATCHMENT AREA**



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.