



## Townsend Avenue, N14 7HJ

£1,399,000 FREEHOLD

Beautifully presented five bedroom 1930s built semi-detached house offering in excess of 1950sqft of bright and airy living space over two floors. The property has been lovingly updated and benefitted from a double storey extension to the side to create a substantial family home in one of Southgate's most popular residential turnings. Spread out over the ground floor the house boasts a separate bedroom, two large receptions and a new fitted kitchen that leads out onto the patio of this 88' garden. On the First floor the property has four ample bedrooms and a family bathroom. The property has off street parking for three cars and ideally located for both Arnos Grove and Southgate's shops, restaurants, bus routes, tube stations and Palmers Greens railway station. Arnos Park and Broomfield Park are both within easy walking distance and provide plenty of green space. There are several good primary schools nearby including Bowes primary and St Monica's catholic primary schools.

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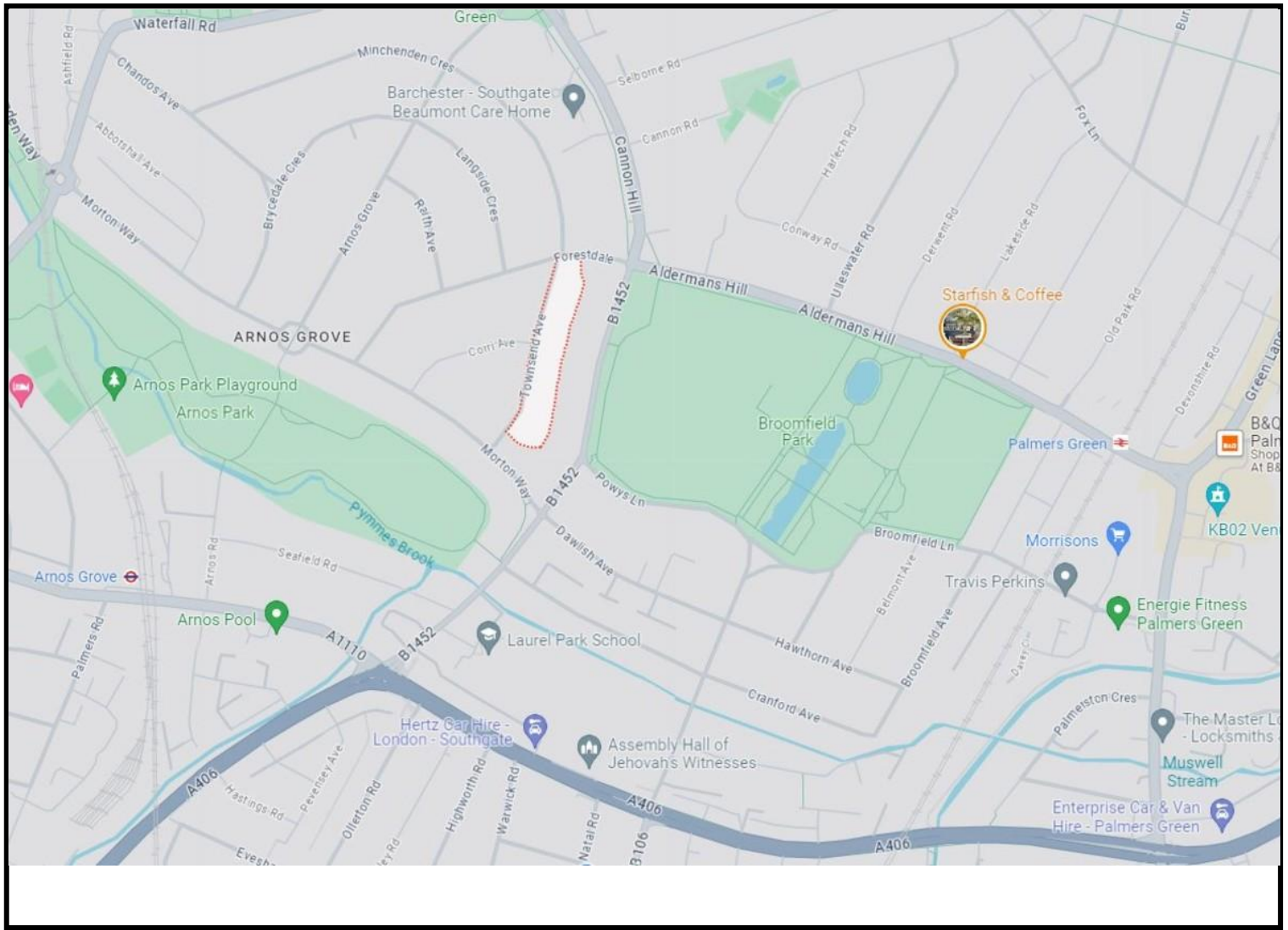
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# Townsend Avenue, Southgate, London, N14

Approximate Area = 1958 sq ft / 181.9 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>84 B</b>
69-80	<b>C</b>	<b>74 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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