

ADDISON TOWNSEND

PROPERTY PROFESSIONALS



£1,075,000

Wynchgate, London, N14



 4

Bedrooms

 1

Bathroom



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Addison Townsend are delighted to offer this rare to the market and beautifully presented, semi detached four bedroom house with many original features retained and accentuated. Located in this highly desirable residential location within 0.2 miles of Southgate Underground Station, Ashmole School Catchment and walking distance to Grovelands Park. The property offers two spacious reception rooms, fully fitted kitchen with breakfast area, ground floor W.C, four bedrooms, and large family bathroom. Externally the property boasts a larger than average integral garage, approx. 100' well established rear garden offering privacy and a green outlook and large driveway providing off street parking. The property also offers a wealth of further potential for extension, including to the rear on the ground floor, garage conversion and larger loft conversion, all subject to planning consent. Offered for sale chain free.

Entrance Hall

Spacious entrance hall entered via solid wood door with stained glass inserts. Radiator. Plate racks. Ceiling coving. Understair storage.

Reception Room 1 *17'1 x 13'11 (5.20m x 4.25m)*

Double glazed bay window to the front aspect. Radiator. Plate racks. Amazing Grates Gas fireplace. Ceiling coving.

Reception Room 2 *17'11 x 13'11 (5.47m x 4.25m)*

Double glazed window and door to the rear aspect providing access to the garden. Ceiling coving. Picture rails. Ceiling rose. Chesney Gas fireplace. Radiator.

Kitchen/Breakfast Room *16'11 x 9'10 (5.16m x 3.00m)*

Range of solid wood wall and base units. Stainless steel sink and drainer. Electric oven and gas hobs with extractor fan. Integrated fridge freezer. Tiled walls and floor. Double glazed window to rear aspect. Double glazed double doors to the rear aspect providing access to the garden. Radiator. Pantry cupboard.

Ground Floor W.C.

Low level flush W.C. Wash hand basin. Tiled walls and floor.

First Floor Landing

Double glazed window to the side aspect. Loft Access. Storage cupboard. Picture rails.

Bedroom 1 *17'5 x 13'5 (5.30m x 4.10m)*

Double glazed bay window to the front aspect. Picture rails. Radiator.

Bedroom 2 *16'9 x 13'5 (5.10m x 4.10m)*

Double glazed window to the rear aspect. Picture rails. Radiator. Original wardrobes.

Bedroom 3 *9'8 x 8'10 (2.95m x 2.69m)*

Double glazed window to the front aspect. Picture rails. Radiator.

Bedroom 4 *12'2 x 6'7 (3.70m x 2.00m)*

Double aspect. Double glazed window to the rear aspect, stained glass porthole window to the front aspect. Radiator. Picture rails.

Bathroom

Corner bath with shower attachment. Low level flush W.C. Bidet. Wash hand basin. Towel rail. Tiled walls and floor. Double glazed window to the rear aspect.

Garage *19'3 x 7'11 (5.87m x 2.42m)*

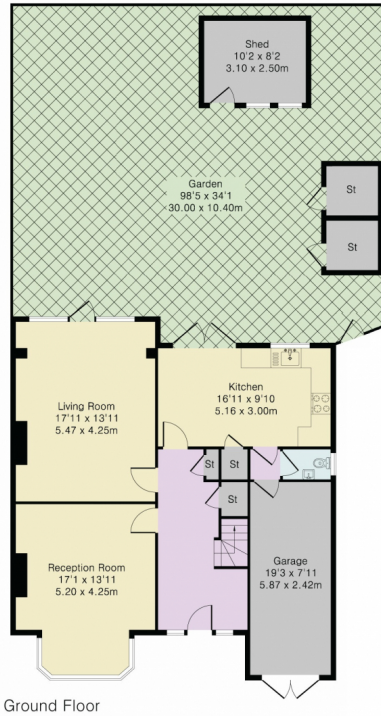
Solid wood double garage doors providing access. Extended to allow space for parking a modern car. Plumbing for washing machine and tumble drier. Regularly maintained combination boiler. Internal door access.

Garden 98'5 x 34'7 (30.00m x 10.40m)

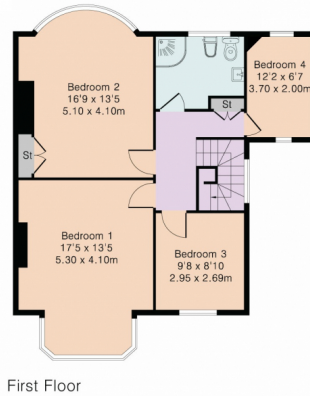
Paved patio. Brick built storage. Shed and further patio to rear. Mature shrubs and trees. Side access.

Driveway and Front Garden

Paved driveway providing off street parking for two vehicles. Laid to lawn with shrub borders.



Approximate Gross Internal Area 1886 sq ft – 175 sq m
Ground Floor Area 1133 sq ft – 105 sq m
First Floor Area 753 sq ft – 70 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Wynchgate, London, N14



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

