



£1,285,000

TENURE : FREEHOLD

Queen Elizabeths Drive, London, N14

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 3

Stunning Semi Detached Home

Wonderful South Facing Plot with Beautiful Rural Outlook

Four Bedrooms

Two Bathrooms

0.5 Miles Southgate Station and High Street

Large Potential for Extension STPP

Addison Townsend

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ADDISON TOWNSEND
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this, rare to the market fronted semi detached four bedroom house. Located in this highly desirable and quiet residential location backing onto Grovelands Park offering an exquisite outlook the property is within 0.5 miles (10 minutes walk) of Southgate Underground Station, High Street with its wealth of amenities within excellent school catchments. Occupying a substantial plot, the outstanding South facing landscaped rear garden spans approximately 98' and offers a wealth of nature and attractive plants and trees.

The bright accommodation is entered through a spacious entrance hallway with tessellated tiled floor which gives access to; two grand reception rooms, a fully fitted kitchen/breakfast room with double doors to the garden and ground floor W.C. The first floor has been redesigned and offers four double bedrooms, a family bathroom, further shower room and private balcony to the rear. Externally the property boasts a large garage, paved driveway and the stunning rear garden.

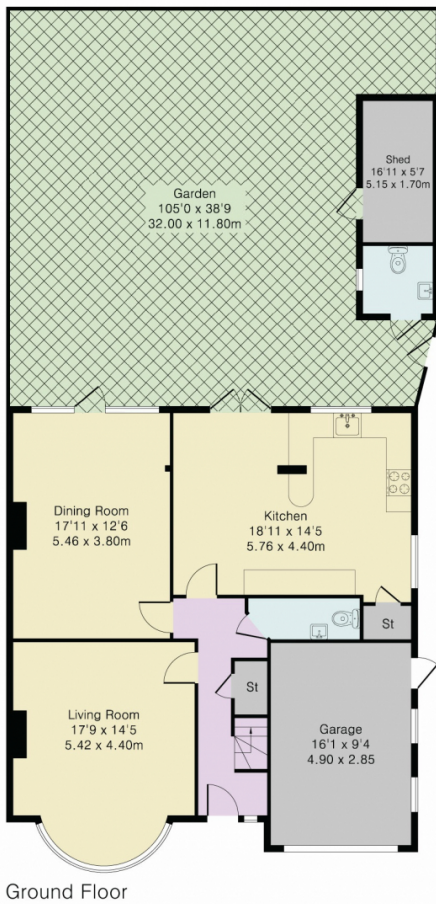
The property benefits from a wealth of original features maintained to the finest of standards including, tessellated tiled floor, ceiling décor, picture rails, windows, French doors and fireplaces to name a few. The property also benefits from a wealth of extension potential subject to usual planning consents

This is a truly special family home in an unrivalled location and viewing is not to be missed.

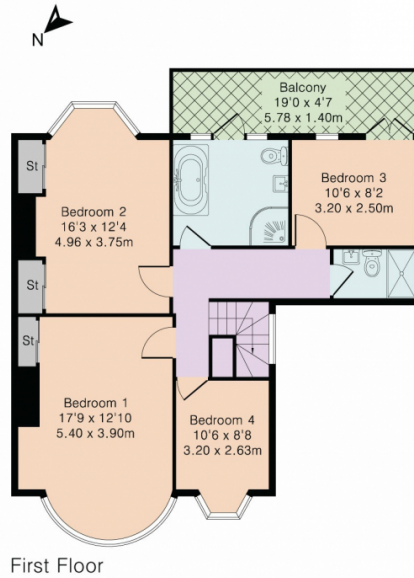


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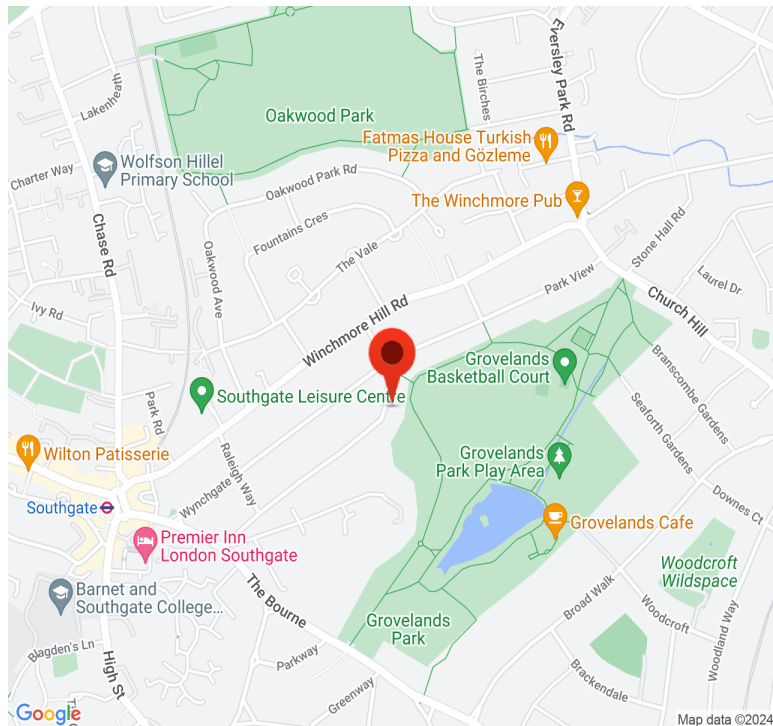
Approximate Gross Internal Area 1910 sq ft – 178 sq m
 Ground Floor Area 1161 sq ft – 108 sq m
 First Floor Area 749 sq ft – 70 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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