Offers in excess of £750,000

TENURE : FREEHOLD

Oakwood Avenue, N14

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 2**

- **Semi Detached House**
- **Three Bedrooms**
- **Two Reception Rooms**
- **0.5 Miles Southgate Underground Station**
- **Excellent Parks and Schools Nearby**
- **Potential for Extension STPP**

Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownends.co.uk | 442088826828
Website: **https://www.addisontownsend.co.uk/**

ADDISON TOWNSEND
PROPERTY PROFESSIONALS

Addison Townsend are delighted to offer for sale this spacious three bedroom semi detached house located in this quiet residential road within 0.5miles of Southgate Underground Station (Piccadilly line) and High Street, within easy access of local parks and in excellent primary and secondary school catchments. The property offers three well proportioned bedrooms, family bathroom, ground floor toilet, two spacious original reception rooms, and a fitted kitchen. Externally the property boasts approximately 65' East facing rear garden with outbuilding with electric supply. The property also offers a wealth of potential for extension subject to planning permission.

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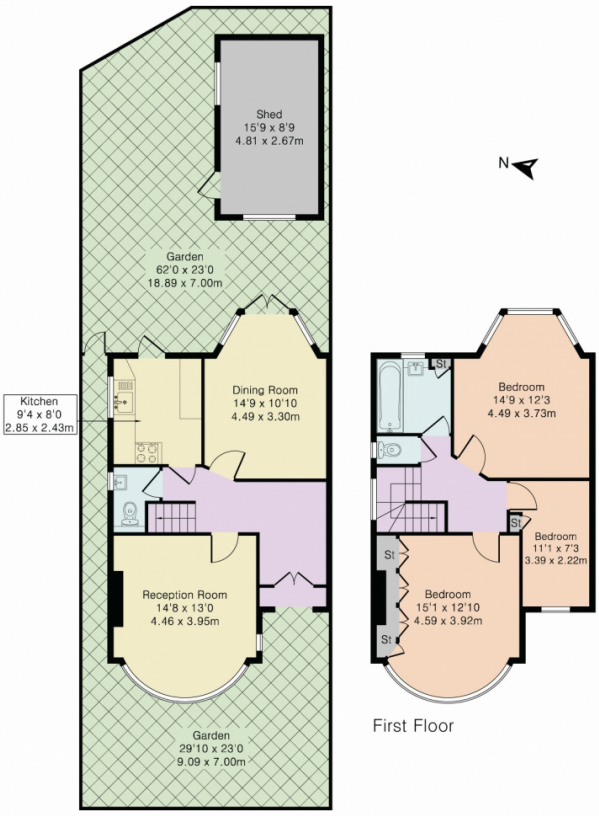
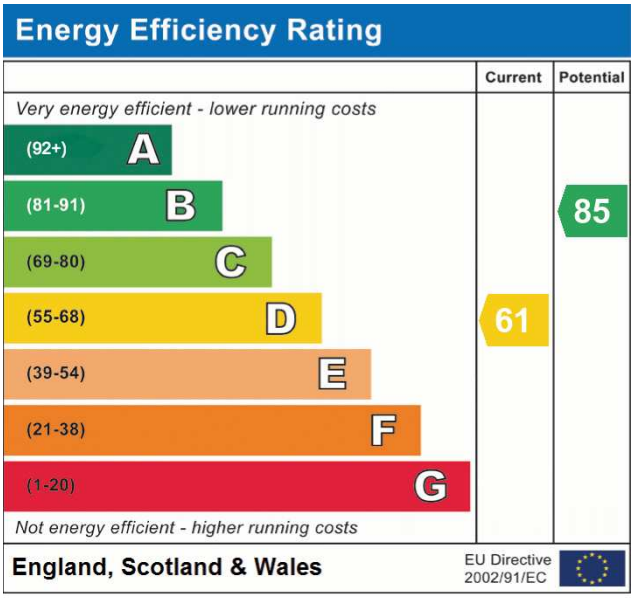
Approximate Gross Internal Area 1235 sq ft – 115 sq m
Ground Floor Area 540 sq ft – 50 sq m
First Floor Area 555 sq ft – 52 sq m
Outbuilding Area 140 sq ft – 13 sq m



PINK PLAN

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.



Address: 32 Oakwood Avenue, N14

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