



 3
Bedrooms

 1
Bathroom

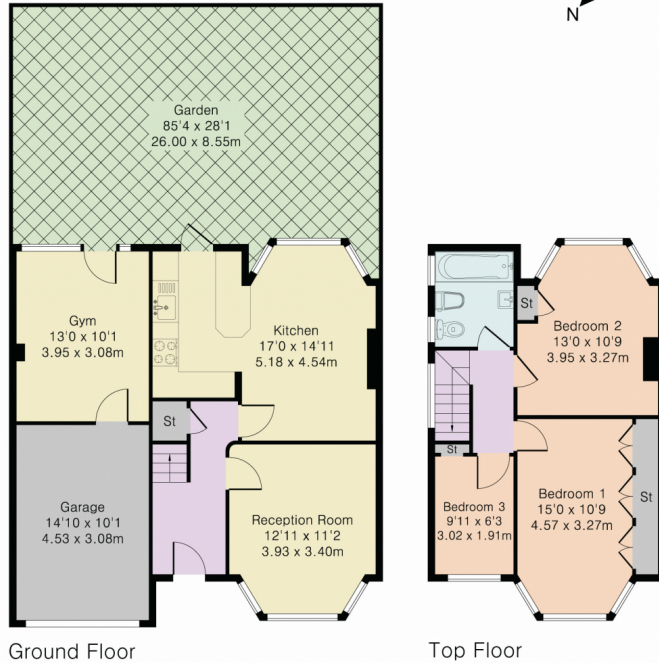




Addison Townsend are delighted to offer this wonderful three-bedroom semi-detached house set back off a service road behind mature trees providing a beautiful outlook and added privacy. The property is located in this highly desirable residential location within 0.5 miles (10 minutes' walk) of Southgate Underground Station, easy accessibility of Winchmore Hill Green and its boutique shops, restaurants and Mainline Station, Southgate High Street with its wealth of amenities and walking distance of both Oakwood Park and Grovelands Park. Occupying a substantial plot the bright accommodation is entered through a spacious entrance hallway which gives access to; two spacious reception rooms, the rear of which is open plan to a fitted kitchen. The first floor offers three well-proportioned bedrooms and a larger than average family bathroom all accessed off a spacious landing. Externally the property boasts an extended full length garage to side, paved driveway, and beautifully maintained rear garden with a South facing aspect. The house offers a wealth of further potential for extension including converting the garage to add a further reception, the garage is built with support columns ready for extension to the first floor above, extending to the rear on the ground floor and the substantial loft offers the potential to be fully converted to offer a further main bedroom with en-suite bathroom.



Approximate Gross Internal Area 1158 sq ft – 107 sq m
Ground Floor Area 727 sq ft – 67 sq m
Top Floor Area 431 sq ft – 40 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: The Vale, 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.

