



 4
Bedrooms

 2
Bathrooms

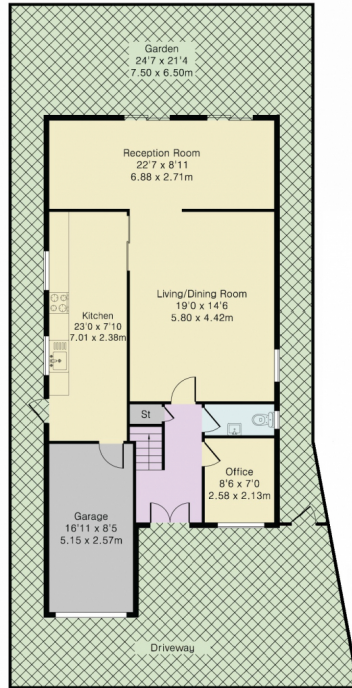




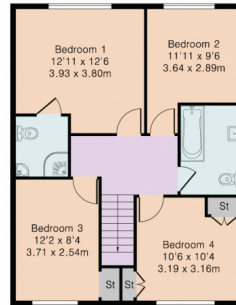
Addison Townsend are delighted to offer for sale this spacious four/five bedroom 1960s detached house located in this wonderful location within 0.3 miles of Southgate Underground station, in excellent primary and secondary school catchments including Ashmole Academy, within walking distance of Southgate 'High Street' and its wealth of amenities, within 0.9 miles of Winchmore Hill Station and opposite the entrance to Grovelands Park. The property has been beautifully extended and offers a spacious lounge dining room, kitchen/breakfast room, home office/ground floor bedroom, guest cloakroom, master bedroom with en-suite facility, three further bedrooms and family bathroom. The house is entered through a large entrance hall which provides access to the lounge/dining room which is spacious and bright with window to the side aspect is open plan to the rear extension which offers sliding door access to the garden. The kitchen/breakfast room is wonderfully appointed with top of the range fixtures and fittings, is bright and provides access to the rear garden and internal access to the garage; there is also sliding door access to the lounge/dining room which offers the potential for open plan accommodation while also having the ability to be separated. The home office/bedroom is well appointed and bright with window to the front aspect. The guest cloakroom has high end fixtures and fittings. The first floor accommodation is all accessed from the landing. The master bedroom is bright with views over the rear garden and a spacious en-suite shower room. The three further bedrooms are all large and bright with fitted wardrobes. There is also a family bathroom with modern three piece suite. Externally the property offers a beautiful landscaped private rear garden with paved patio, laid to lawn, shrub borders, sheds and side access. The front is block paved to provide a large driveway with off street parking for 4 cars, and an electric car charger point. An up and over door gives access to the integral garage. The garage also offers the potential for conversion, subject to the usual planning consents.



Approximate Gross Internal Area 1647 sq ft – 153 sq m
Ground Floor Area 986 sq ft – 92 sq m
First Floor Area 661 sq ft – 61 sq m



Ground Floor



First Floor



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 | | 76 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: The Bourne, London, N14

