



Offers in excess of £700,000

TENURE : FREEHOLD

Linden Way, London, N14

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Semi Detached House

Three Bedrooms

100' Secluded Garden

**0.6 miles Southgate and
Oakwood Underground
Stations**

**Potential for Extension
Subject To Planning Consent**

Chain Free

Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownsend.co.uk | 02088826828
Website: <https://www.addisontownsend.co.uk/>



Addison Townsend are delighted to offer for sale this beautiful three-bedroom semi-detached house with shared drive to garage. The property is situated in this wonderfully convenient location within 0.5 miles of Oakwood Station and Southgate Station, 10-minute walk to Oakwood Park, as well as being in numerous outstanding primary and secondary school Catchments. The property offers bright accommodation throughout. Comprising three well-proportioned bedrooms, a large through lounge reception room, a fitted kitchen, and family bathroom with separate W.C. Externally the property boasts a private and secluded 100' East facing rear garden; large front garden and shared drive to a detached garage with workshop to the rear.

Addison Townsend

155 High Street, Southgate, London, N14 6BP

info@addisontownsend.co.uk | 02088826828

Website: <https://www.addisontownsend.co.uk/>

ADDISON TOWNSEND
PROPERTY PROFESSIONALS





Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownsend.co.uk | 02088826828
Website: <https://www.addisontownsend.co.uk/>

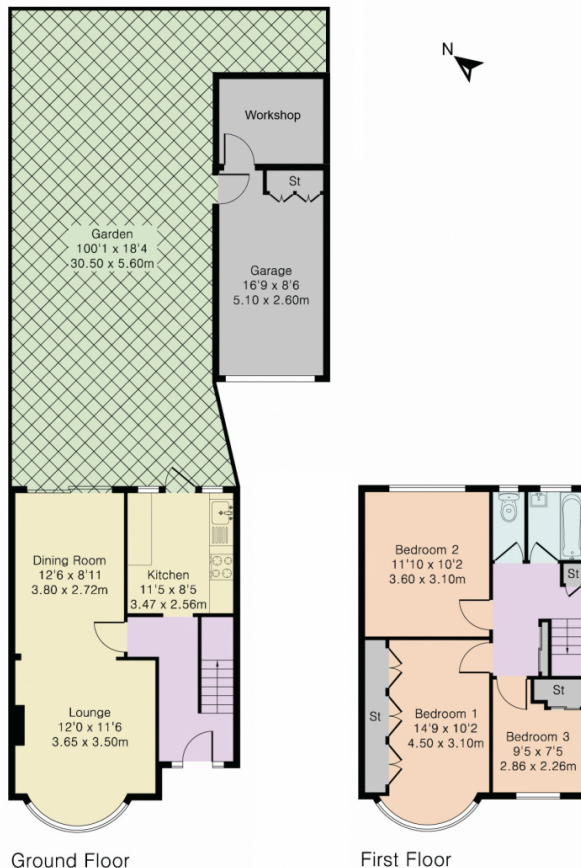




Addison Townsend
155 High Street, Southgate, London, N14 6BP
info@addisontownsend.co.uk | 02088826828
Website: <https://www.addisontownsend.co.uk/>



Approximate Gross Internal Area 1033 sq ft – 96 sq m
 Ground Floor Area 437 sq ft – 41 sq m
 First Floor Area 453 sq ft – 42 sq m
 Garage Area 143 sq ft – 13 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		85
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Addison Townsend
 155 High Street, Southgate, London, N14 6BP
 info@addisontownsend.co.uk | 02088826828
 Website: <https://www.addisontownsend.co.uk/>

