



£1,000,000

TENURE : FREEHOLD

Monkfrith Way, London, N14

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Detached House

Excellent School Catchments

Three Double Bedrooms

**Garage and Off Street
Parking**

Modern Fitted Kitchen

South East Facing Garden

Addison Townsend
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ADDISON TOWNSEND
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer for sale this spacious three-bedroom 1930s detached house located in this wonderful location within easy access of Southgate and Oakwood Underground station, in excellent primary and secondary school catchments including Ashmole Academy, within walking distance of Southgate High Street and its wealth of amenities and close to local parks. The property is beautifully presented and offers two spacious reception rooms, newly fitted luxury kitchen, and guest cloakroom, three large double bedrooms and a family bathroom with separate W.C. The house is entered through a large entrance hall which provides access to the lounge and dining room which are bright with dual aspect windows and large bays, the rear of which provides access to the garden. The kitchen is wonderfully appointed with top of the range fixtures and fittings, is bright and provides access to the rear garden. The guest cloakroom is spacious and offers understairs storage. The first-floor accommodation is all accessed off a large landing area, the three bedrooms are all large double bedrooms and bright with fitted wardrobes. There is also a well-presented family bathroom and separate W.C. Externally the property offers a beautiful Southeast facing private rear garden with paved patio, laid to lawn, shrub borders, sheds and double side access. The front is paved to provide a large driveway with off street parking for 2 cars which gives access to the integral garage.

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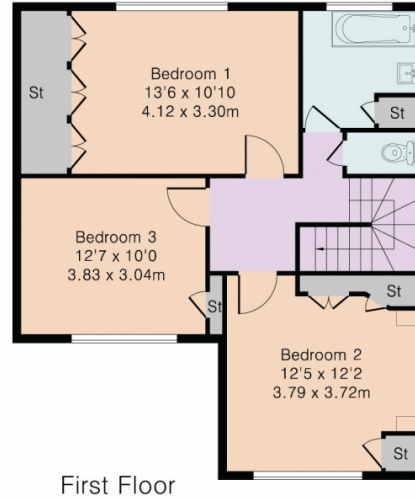
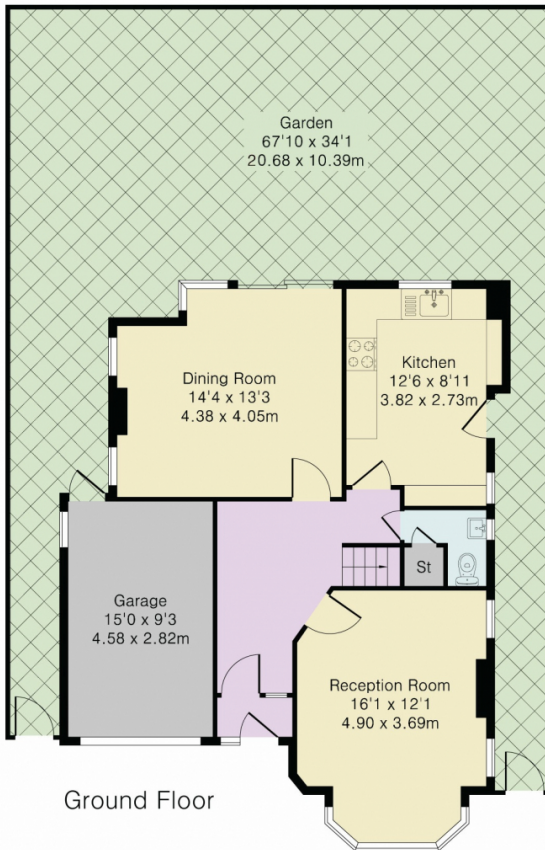




Approximate Gross Internal Area 1409 sq ft - 131 sq m

Ground Floor Area 783 sq ft – 73 sq m

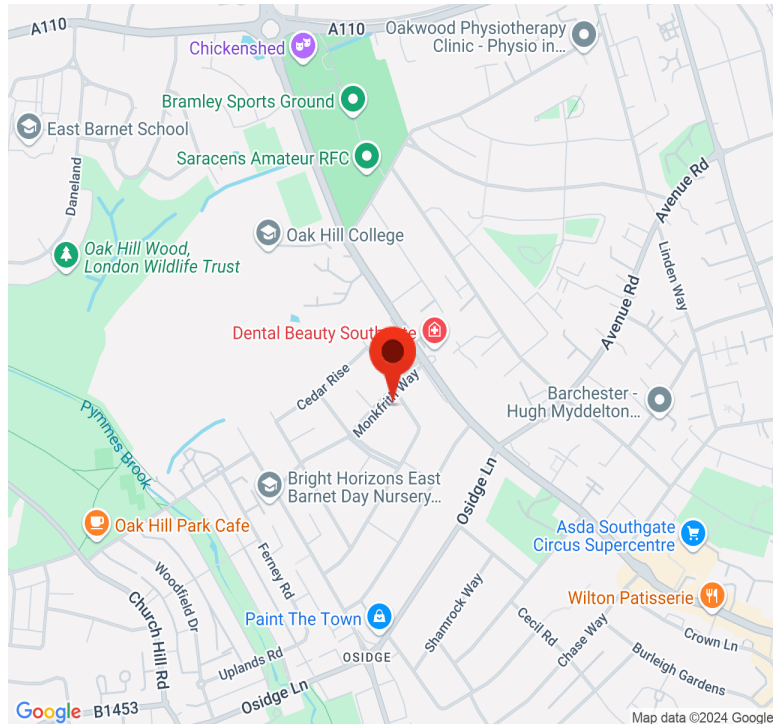
First Floor Area 626 sq ft – 58 sq m



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		81
(69-80) C		
(55-68) D	54	
(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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