





The Ridgeway

Addison Townsend are delighted to offer for sale this three bedroom semi-detached house situated on a quiet cul-de-sac. The property comprises of three bedrooms, family bathroom, through lounge dining room and kitchen/breakfast room. The property also benefits from a tiered rear garden with double garage to rear. Additionally the property offers potential to extend (STPP) into the loft and to the rear of the house. The property is ideally positioned for schools with Ashmole Academy, Ashmole Primary School & Walker Primary all in close proximity. Osidge Primary & Brunswick Park Primary Schools are also nearby. The house is also within walking distance of Southgate & Arnos Grove Underground Stations (Piccadilly line) offering direct rail links into central London. The house is also well placed for access to green space with Arnos & Brunswick Parks within easy walking distance. Also within easy reach are local shops and amenities in central Southgate with larger supermarkets and retail outlets a short drive away. There is also ease of access to the A406 offering excellent road links across Greater London. The property is for sale with no onward chain.



2 3 1

Tenure : Freehold

Council Tax Banding : E

EPC D

Sq.Ft : 1064



Approximate Gross Internal Area 1064 sq ft - 99 sq m

(Garage not included in floor area)

Ground Floor Area 562 sq ft – 52 sq m

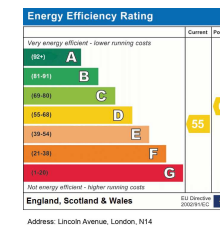
First Floor Area 502 sq ft – 47 sq m



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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements



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