

ADDISON TOWNSEND

PROPERTY PROFESSIONALS



£825,000

The Woodlands, London, N14



4

Bedrooms



1

Bathroom

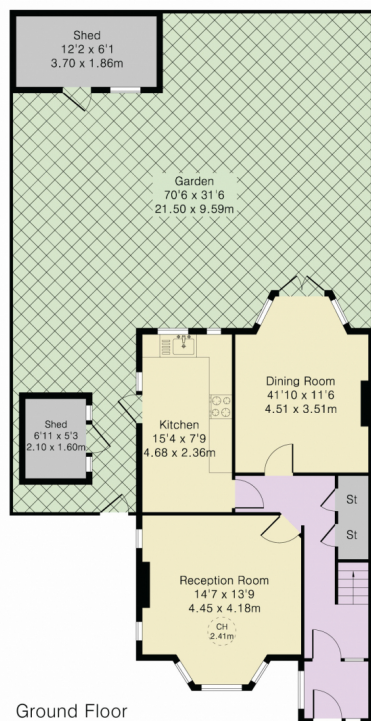


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Addison Townsend are delighted to offer for sale this spacious four bedroom semi detached house located in this quiet residential road within popular local school catchments including Ashmole Academy and within close proximity to Southgate Tube Station. The property offers two large reception rooms, kitchen/diner, three first floor bedrooms and a further bedroom to the loft conversion. Externally the property boasts a South East facing rear garden, large car port to side and paved driveway and garden area to the front. There is a wealth of potential for extension subject to planning to utilize the car port area to the ground and first floor and also to the rear on the ground floor. The property is offered with for sale chain free.



Approximate Gross Internal Area 1531 sq ft - 142 sq m

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 612 sq ft – 57 sq m

Top Floor Area 203 sq ft – 19 sq m

Outbuilding Area 110 sq ft – 10 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 practice. 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		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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