







## The Ridgeway

Addison Townsend are delighted to offer this, rare to the market, stunning double fronted semi detached five bedroom house. Located in this highly desirable and quiet residential location backing onto Grovelands Park, offering an exquisite outlook, the property is within 0.5 miles (10 minutes walk) of Southgate Underground Station, High Street with its wealth of amenities and within excellent school catchments. Occupying a substantial plot, the outstanding South facing rear garden spans 90' and offers a wealth of nature and attractive plants and trees.

The property offers two spacious reception rooms, a fully fitted kitchen/breakfast room, ground floor W.C, five double bedrooms, family bathroom, further shower room and private balcony to the rear. Externally the property boasts a large integral garage, paved driveway and the aforementioned rear garden. The property also offers a wealth of further potential for extension, including to the rear, and garage and loft conversions, all subject to planning consent. The property benefits from a wealth of original features maintained to the finest of standards including, parquet floor, ceiling decor, picture rails, windows, French doors and fireplaces to name a few. This is a truly special family home in an unrivalled location and viewing is not to be missed.





2 5 3

Tenure : Freehold

Council Tax Banding : C

EPC E

Sq.Ft : 2113





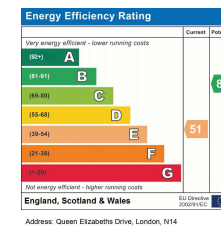


GROSS INTERNAL FLOOR AREA 2113 SQ. FT. 196.3 SQ. M.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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