



Guide price £650,000

TENURE : FREEHOLD

Farmleigh, London, N14

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Semi Detached House

Three Bedrooms

Quiet Residential Road

70' Garden

Driveway and Garage

**0.5 Miles Southgate
Underground Station**

Addison Townsend

155 High Street, Southgate, London, N14 6BP

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Farmleigh, London, N14

Guide Price £650,000 - £675,000

Addison Townsend are delighted to offer for sale this three bedroom semi detached house located in this quiet residential road within 0.5 miles of Southgate High Street with its wealth of amenities and underground station (Piccadilly Line). The property offers a spacious through lounge dining room with access to a fitted kitchen/diner, both accessed off of a large entrance hall. The first floor provides three spacious and well proportioned bedrooms with a bathroom and separate W.C. The property offers a 70 private rear garden, detached garage accessed via a shared driveway and large front driveway. Offering potential for extension to the rear on the ground floor and to the loft for an additional bedroom and bathroom subject to planning permission. Chain Free.

Lounge 19'2 x 10'11 5.85 x 3.34m

Dining Room 10'11 x 9'3 3.34 x 2.82m

Kitchen 11'5 x 9'1 3.49 x 2.77m

Bedroom One 13'7 x 10'11 4.15 x 3.34m

Bedroom Two 14'10 x 10'6 4.52 x 3.21m

Bedroom Three 9'8 x 9'1 2.95 x 2.76m

Garden 57'3 x 24'3 17.46 x 7.40m

Garage 16'5 x 8'2 5.00 x 2.50m

Approximate Square 1161 square feet - 108 square meters

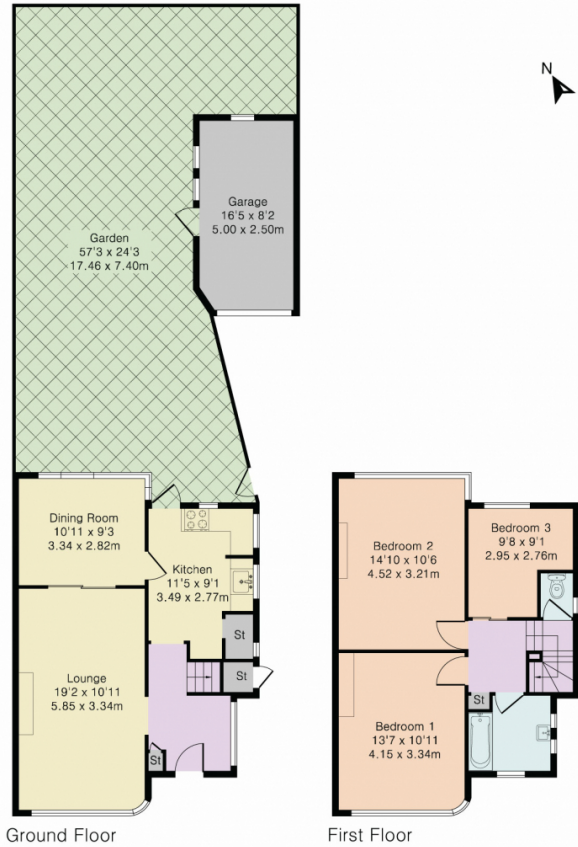


Approximate Gross Internal Area 1161 sq ft - 108 sq m

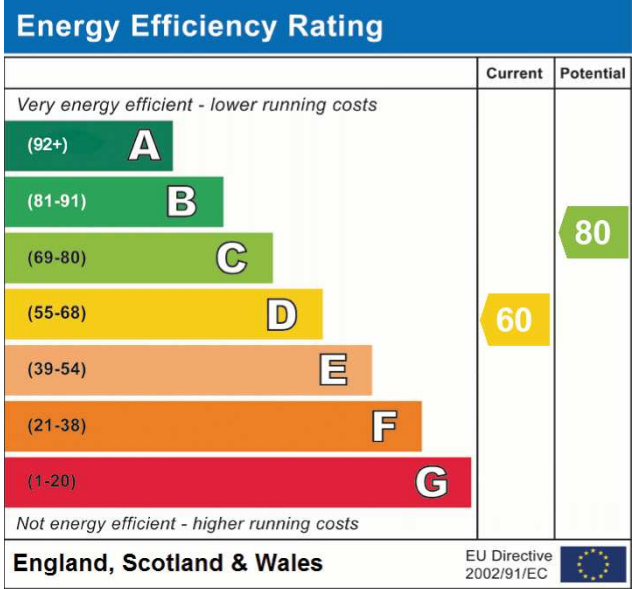
Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 514 sq ft – 48 sq m

Garage Area 133 sq ft – 12 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.



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