



3

Bedrooms



1

Bathroom

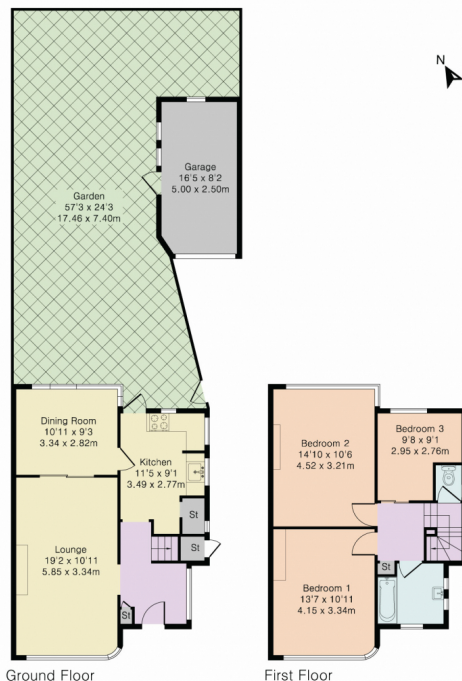


Guide Price £650,000 - £675,000

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.



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 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		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Farmleigh, London, N14

