





Ulleswater Road, Southgate, London, N14

£1,150,000

Addison Townsend are delighted to offer this well-presented and characterful four bedroom semi-detached Edwardian family house with an 105 ft landscaped garden, offering 1621 sq ft of living space.

Boasting a wealth of period features this impressive Edwardian semi-detached house is located on the much sought-after conservation area of the 'Lakes' estate and offers four original bedrooms. The stunning tessellated flooring invites you to a bright front lounge with pretty feature fireplace which follows through to the second reception area and the newly fitted kitchen. The deceptively spacious well-proportioned house further benefits from a rear reception currently arranged as an en-suite bedroom and a further outside W/C centrally located on the ground floor. There is a contemporary bathroom with shower on the first floor alongside the four aforementioned bedrooms. With further scope to extend up into the loft and to the side and rear on the ground floor, subject to the necessary planning consents, viewing is an absolute must to fully appreciate this wonderful home.

Ulleswater Road is a quiet road just moments from the artisan shops and cafes along Aldermans Hill and across from the beautiful green Broomfield Park. A short walk brings you to the High Street for all local shopping requirements and for commuters mainline station Palmers Green (under 30 minutes to Moorgate/under 15 minutes to Finsbury Park for the Piccadilly line).

Offered chain free.



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Tenure : Freehold

Council Tax Banding : C

EPC D

Sq.Ft : 1621



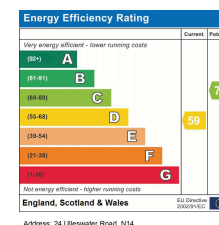
Approximate Gross Internal Area 1621 sq ft - 151 sq m
 Ground Floor Area 840 sq ft – 78 sq m
 First Floor Area 781 sq ft – 73 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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