FREEHOLD

House - Detached

# 1A BRYCEDALE CRESCENT, LONDON, N14 7EX

## Asking Price

# £750,000

## FEATURES

- Chain free
- 3 Bedrooms
- 2 Receptions
- South facing rear garden
- Well placed for sought after schools
- 2 Bathrooms
- Downstairs cloakroom
- Driveway

3    2    2    D

# RASH & RASH

# 3 Bedroom House - Detached located in London

**Council Tax Band**

**F**

** Chain Free ** Located in the heart of Southgate's sought after Minchenden Estate, this beautifully presented three bedroom, two bathroom family home offers a harmonious blend of comfort, space, and homely feel. Perfectly suited for modern living, this chain free property is ready for its next chapter.

Spanning approximately 1,179 sq.ft, the home boasts a welcoming entrance hall that leads to two versatile reception rooms, a kitchen, and a convenient downstairs WC. Upstairs, you'll find three bedrooms, including a master with an en-suite shower room, and an additional family bathroom. Step outside to a sun-soaked south-facing garden, perfect for entertaining or quiet relaxation. With the added benefit of a private driveway, this property effortlessly combines practicality with charm.
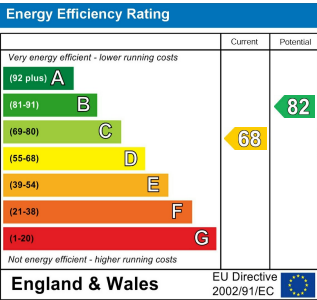
Location Highlights:
Schools: The property is within 0.17 miles of the highly regarded Walker Primary School and 0.54 miles from Ashmole Academy, making it ideal for families.
Transport: Enjoy excellent connectivity with Southgate Tube Station (Piccadilly Line) just a short walk away (0.5 miles), providing swift access to central London.

Don't miss the opportunity to view this delightful home in one of Southgate's most desirable neighbourhoods. Contact us today to arrange a viewing!

**BRYCEDALE CRESCENT, N14**
Approx. Gross Internal Area
1179 Sq Ft - 109.53 Sq M

GARDEN
9.75 x 9.42M
32' x 30'11"

RAISED PATIO

KITCHEN
2.82 x 2.39M
9'3" x 7'10"

RECEPTION ROOM
6.05 x 3.30M
19'10" x 10'10"

RECEPTION ROOM
4.78 x 3.00M
15'8" x 9'10"

ENTRANCE HALL

BEDROOM
3.35 x 2.64M
11' x 8'8"

BEDROOM
2.11 x 2.03M
6'11" x 6'8"

BEDROOM
6.10 x 3.05M
20' x 10'

FRONT DRIVEWAY
11.15 x 6.86M
36'7" x 22'6"

GROUND FLOOR

FIRST FLOOR

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**     EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**RASH & RASH**