

FREEHOLD



House - Semi-Detached

**82 ARNOS GROVE,  
SOUTHGATE, N14  
7AR**

Price Guide

**£950,000**

### FEATURES

- Four Bedrooms
- Two Bathrooms and Separate WC
- Cloakroom
- Two Receptions
- 90' West Facing Garden
- Garage
- Large Driveway
- Scope to Extend STPP



**RASH & RASH**

# 4 Bedroom House - Semi-Detached located in Southgate

This charming four bedroom semi-detached home is situated on one of Southgate's most sought after residential roads within the prestigious Minchenden Estate. Approximately 0.1 miles from Southgate Green, residents can enjoy the area's boutique shops and restaurants, while Southgate and Arnos Grove Underground Stations are conveniently located within 0.8 miles. The property is also a short walk from the scenic Arnos Park and falls within the catchment area for excellent schools, including the highly regarded Walker Primary School.

Upon entering, you are welcomed by an elegant entrance hall that leads to two spacious reception rooms, a well appointed kitchen/dining area, and a guest cloakroom. Designed for both comfort and entertaining, the home extends seamlessly into a beautiful 90 ft west-facing garden, perfect for hosting gatherings or relaxing outdoors. The first floor comprises of four good size bedrooms, a separate bathroom, a separate shower room and a separate wc.

Externally, the property benefits from an integral garage, a beautifully maintained west-facing garden, and a large paved driveway, providing ample off-street parking. Additionally, there is significant potential for further expansion, with opportunities to extend to the rear, into the loft, or by converting the garage, subject to the necessary planning permissions.



Call us on

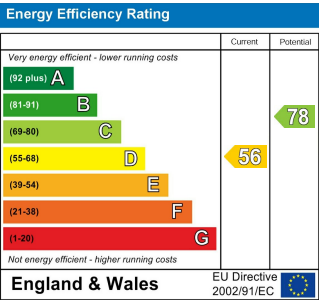
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Council Tax Band

G



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.

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