

FREEHOLD



House - Terraced

# 18 PICKARD CLOSE, LONDON, N14 6JG

Price Guide

**£775,000**

## FEATURES

- Chain Free
- Walking distance to Southgate Station
- Guest Cloakroom
- Garage and Driveway
- Catchment of Ashmole School
- 4 Bedrooms & 3 Bathrooms
- Kitchen/Diner & Separate Living Room
- Double Glazing and Gas Central Heating



**RASH & RASH**

# 4 Bedroom House - Terraced located in London

**\*\* Chain Free \*\*** Set within a private gated development, this immaculately presented modern townhouse offers over 1,600 sq. ft. of accommodation arranged across three floors. The ground floor features a welcoming entrance hall, a stylish kitchen/diner with French doors leading to an East-facing garden, a guest cloakroom and internal access to the garage, which also holds potential for conversion. On the first floor, a bright and spacious reception room sits alongside a generous master bedroom with an en-suite. The top floor provides three further bedrooms, including another en-suite, plus a family bathroom, creating the perfect balance for family living or flexible use as guest rooms or home offices. The property also benefits from double glazing and gas central heating throughout.

Externally there is a private driveway with space for up to two cars, while the gated estate itself offers a peaceful and secure environment rarely found so close to excellent transport links.

Southgate Tube Station (Piccadilly Line) is just a short walk away, providing quick access to central London, while the vibrant High Street offers a wide choice of shops, cafés, and restaurants. Families will appreciate the proximity to highly regarded school such as Ashmole Academy, and the open green spaces of Grovelands Park.

With scope to enhance further, whether through a loft conversion, garage conversion, or extending into the garden, this is a superb opportunity to secure a family home in one of Southgate's most desirable locations.

Call us on  
**02088822828**  
[info@rashandrash.com](mailto:info@rashandrash.com)  
<https://www.rashandrash.com/>

Council Tax Band  
**G**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 71                      | 83        |
|                                             | 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.

