



FREEHOLD

House - Semi-Detached

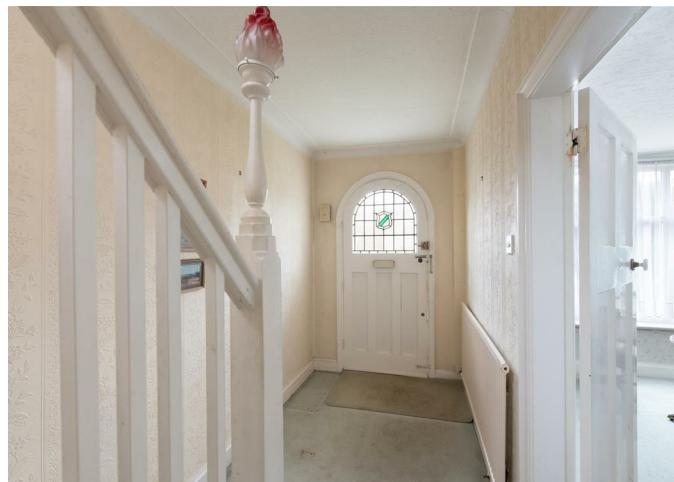
# 34 FOUNTAINS CRESCENT, LONDON, N14 6BE

Asking Price

**£700,000**

## FEATURES

- Chain Free
- In need of renovation
- Off Street Parking
- Mature rear Garden
- Potential to Extend (STPP)
- 0.7 miles from Southgate Tube Station
- Garage
- Sought-after Residential location



**RASH & RASH**

# 3 Bedroom House - Semi-Detached located in London

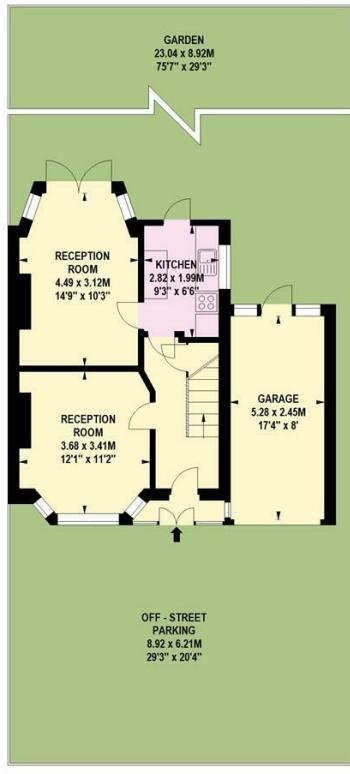
Situated in a sought after residential location, this three bedroom semi detached house presents an excellent opportunity for buyers looking to modernise and add value. Offered chain free and vacant, the property is ideal for families, developers, or owner occupiers looking to make their own.

The accommodation comprises a welcoming entrance hall, a reception room, separate kitchen, three bedrooms and a family bathroom. The house is in need of modernisation throughout, offering scope to redesign to personal taste.

Externally, the property benefits from a mature rear garden, off-road parking, and a garage. There is also potential to extend (STPP), making this a particularly attractive long-term investment.

Located approximately 0.7 miles from Southgate Underground Station (Piccadilly Line), the property enjoys excellent transport links into Central London, along with easy access to local shops, schools, and amenities, with Grovelands Park & Oakwood Park nearby.

Within Highlands School & Eversley Primary School catchment areas.



FOUNTAINS CRESCENT, N14  
Approx. Gross Internal Area  
1025 Sq Ft - 95.22 Sq M  
(Including Garage)



FIRST FLOOR

Call us on

**02088822828**

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<https://www.rashand rash.com/>

**Council Tax Band**

**E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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**