

**PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.**

#### Important Notices:

##### Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

##### Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

#### Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

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WILLIAMSON  
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## Arlington Road, Southgate, London, N14

- **OIRO £825,000 Freehold with Vacant Possession**
- **Three bedroom semi detached house**
- **Sought after position close to Ashmole Academy**

Attractive three bedroom semi detached house with lots of potential. The property is ideally located for young families for Ashmole catchment or commuters with Southgate tube station a short walk away.



The property is located on Arlington Road, a residential street close to the amenities of Southgate and Hampden Square. The house was built in the 1930's and is ideally located to take advantage of the tube and Ashmole Academy together with the surrounding open spaces of Brunswick Park and Oak Hill Park. The property is close to a number of primary and secondary schools. Southgate underground station is a fifteen minute walk (Piccadilly Line). There are also regular bus services Bounds Green and New Southgate with bus stops located on Hampden Way.

This handsome semi detached house is situated on the lower end of Arlington Road. The property benefits from a private driveway with off street parking for two cars. There is a shared driveway to the side for access to the garage at the rear. On entering the property, there is a bright entrance hall with under stairs cupboard, a spacious through lounge. The kitchen is at the rear and has been extended to provide a light and airy room, large sliding doors lead to the garden. Additionally there is a w/c off the kitchen. Upstairs, there are two double bedrooms and a single bedroom. There is a family bathroom with bath, sink, separate shower and toilet. The property has gas central heating via a combination boiler and is double glazed throughout.

The property has been extended in part but could be extended further STPP to provide a larger family home.



### Accommodation

(See floorplan)

### Ground Floor

Reception/Dining Room

Kitchen

### First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

### Gross Internal Area

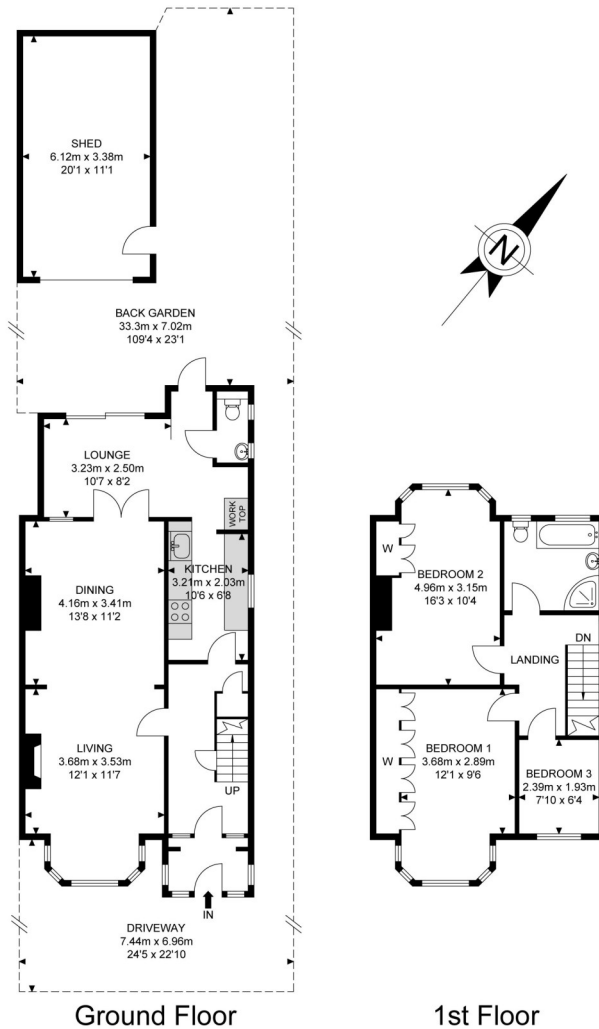
114.5m<sup>2</sup> (1232ft<sup>2</sup>)

### Garage

19.8m<sup>2</sup> (213ft<sup>2</sup>)







APPROX. GROSS INTERNAL FLOOR AREA 1232.46 SQ FT / 114.50 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 2893.33 SQ FT / 268.80 SQM  
 SHED AREA 213.125 SQ FT / 19.80 SQM

### Terms

Offers are invited in the region of **£825,000** for the freehold with vacant possession.

### EPC

The property is in band D for the Energy Performance Certificate.

### Council Tax

The property falls within the London Borough of Barnet and is in council tax band E. For the period 2023/2024 the council tax payable would be £2,375.07.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Viewings** By appointment only.

### Sales Agents

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[www.wdbproperty.co.uk](http://www.wdbproperty.co.uk)

### Contact

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