





## Linden Way, London, N14

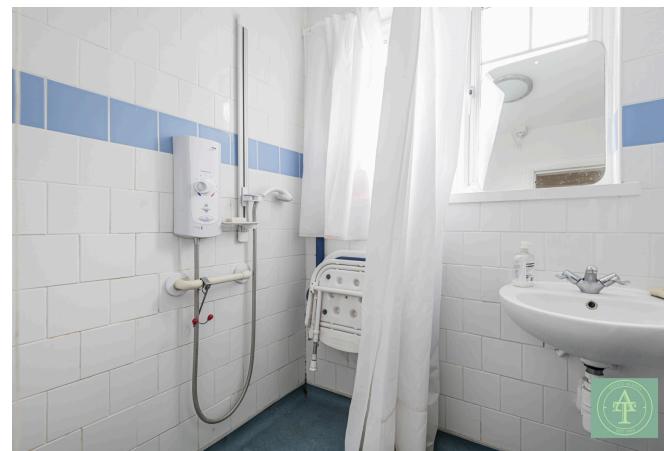
Addison Townsend are delighted to offer for sale this spacious four-bedroom semi-detached house located in this wonderful residential location within easy access of Southgate Underground stations, in excellent primary and secondary school catchments, within close proximity of Southgate High Street and its wealth of amenities as well as being within walking distance of Oakwood Park and Trent Park. The property offers spacious front and rear reception rooms, fitted kitchen with utility area to the ground floor; the first floor offers four well-proportioned bedrooms, a family bathroom completes the first floor. Externally the property offers a beautiful private rear garden of approximately 114' with laid to lawn and shrub and tree borders. There is the benefit of a wealth of potential for extension to the ground floor and loft subject to planning consent.

Offered for sale chain free.





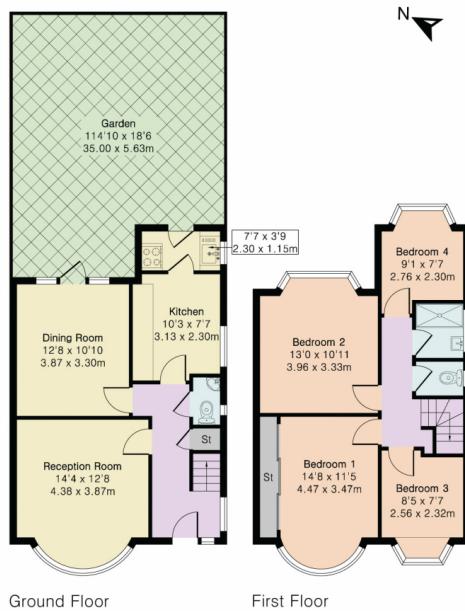
Tenure : Freehold  
Council Tax Banding : E  
EPC D  
Sq.Ft : 1087



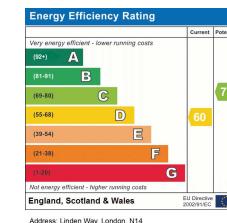
Approximate Gross Internal Area 1087 sq ft - 101 sq m

Ground Floor Area 536 sq ft - 50 sq m

First Floor Area 551 sq ft - 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

02088826828

[www.addisontownsend.co.uk](http://www.addisontownsend.co.uk)  
info@addisontownsend.co.uk



ADDISON TOWNSEND  
PROPERTY PROFESSIONALS

