





Leigh Hunt Drive, Southgate, London, N14

Guide price £800,000

*** GUIDE PRICE £800,000 - £825,000 ***

Addison Townsend are delighted to offer for sale this detached four bedroom house located in this quiet residential development within 0.3 miles of Southgate Underground Station and High Street with its wealth of amenities. Ashmole Academy is within approx 0.35 miles and there are several parks nearby including Grovelands Park. The property offers a large entrance hallway with guest toilet, two large reception rooms and a spacious kitchen/diner to the ground floor. The first floor accommodation offers four well proportioned bedrooms with large en-suite shower room to the main bedroom and a family bathroom. Externally the property boasts a large West facing garden, detached double garage and driveway. Offered for sale chain free.



2 4 2

Tenure : Freehold

Council Tax Banding : C

EPC D

Sq.Ft : 1459



**Approximate Gross Internal Area 1195 sq ft - 111 sq m
(Excluding Garage)**

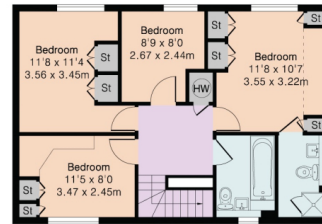
Ground Floor Area 607 sq ft – 56 sq m

First Floor Area 588 sq ft – 55 sq m

Garage Area 264 sq ft – 24 sq m



Ground Floor



First Floor



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/ternants are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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