



SEAFIELD ROAD, ARNOS GROVE, N11

OFFERED CHAIN FREE

We are pleased to offer for sale this 3 bedroom, semi-detached house in a quiet residential road in Arnos Grove. Backing on to Arnos Park and within close proximity to Arnos Grove shops & transport links, offering a lovely balance of serenity and convenience.

Although this family home is in need of updating, it offers a blank canvas for someone to make it their own with options to extend to the rear, to the first floor and into the loft - subject to usual consents.

The property has 3 bedrooms and a bathroom to the first floor and a porch leading into a good sized through lounge, kitchen, utility area and downstairs WC to the ground floor.

There is a driveway for off street parking, a front garden, integral garage & side access leading to the utility area adjacent to the kitchen.

Conveniently situated in the heart of Arnos Grove, this home is within an easy level walk of Arnos Grove Underground Station & New Southgate Overground, shops, schools and local amenities.

Viewing is highly recommended.



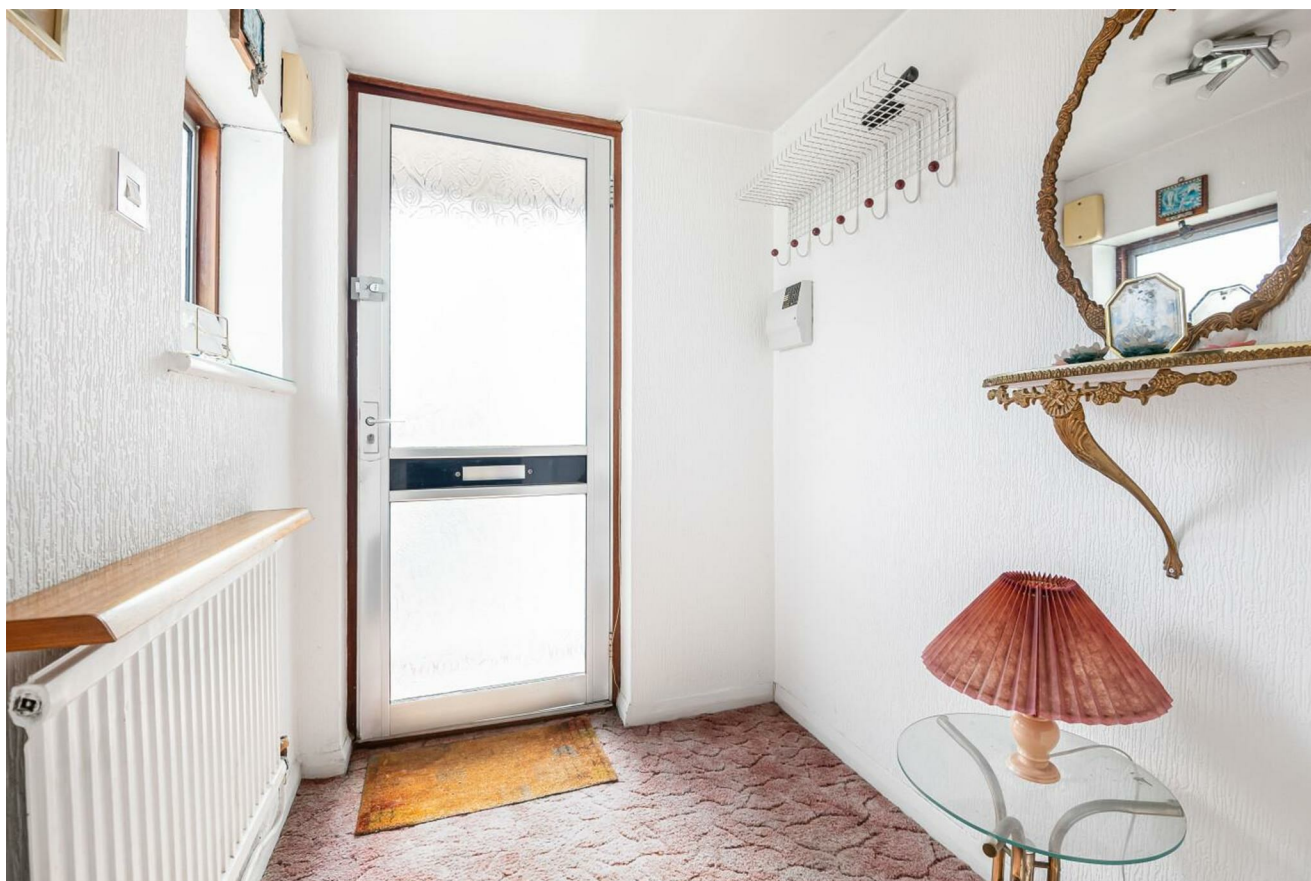
ACCOMMODATION

* OFFERED CHAIN FREE * ENTRANCE PORCH & ENTRANCE HALL * OPEN PLAN LIVING ROOM *
SEPARATE KITCHEN * 3 BEDROOMS * BATHROOM * REAR GARDEN BACKING ON TO ARNOS
PARK * OFF STREET PARKING TO THE FRONT GARDEN * IN NEED OF MODERNISATION *
SCOPE TO EXTEND TO THE REAR, 1ST FLOOR & INTO THE LOFT STPP *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £715,000 FREEHOLD

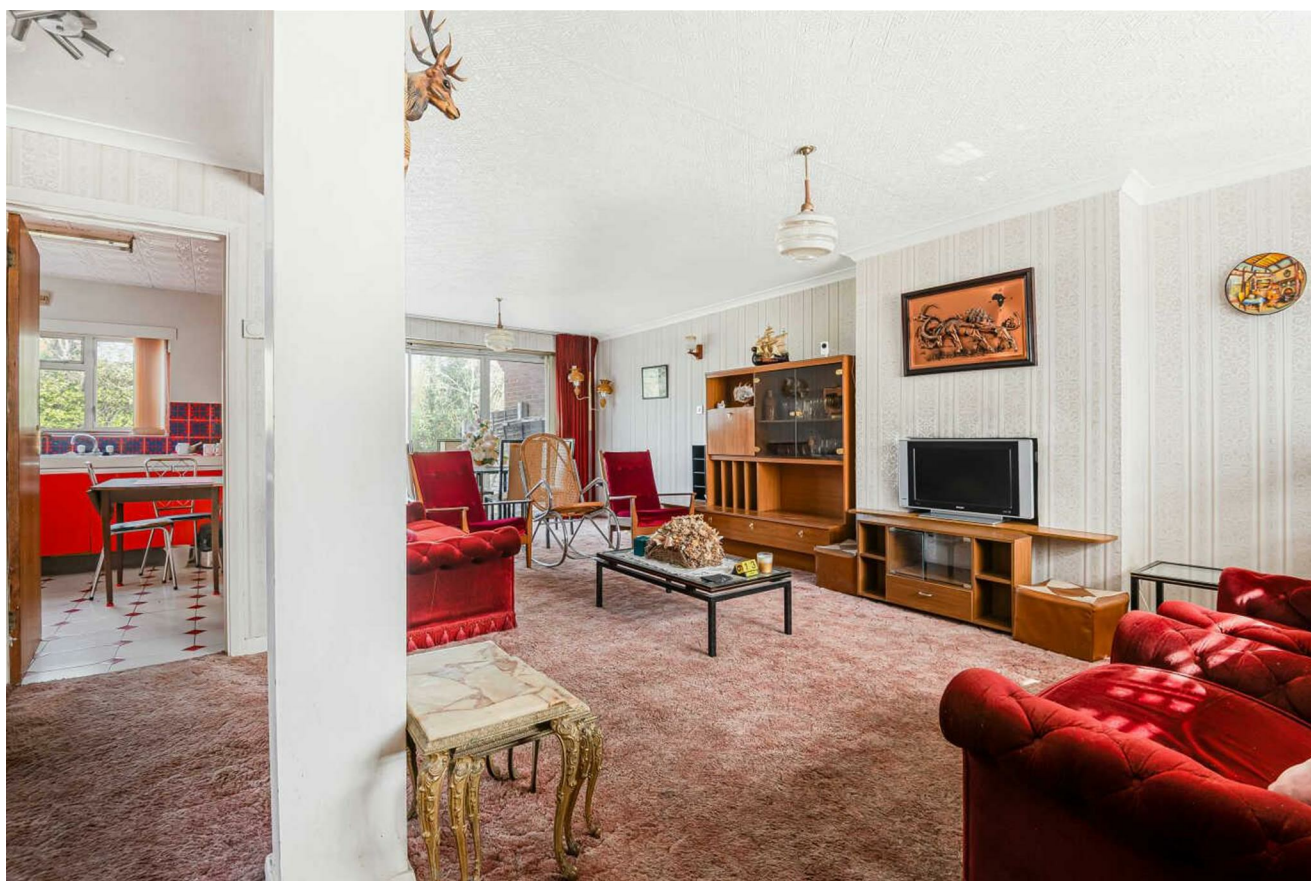
ENTRANCE HALL

Double glazed door leading into the entrance hall. Carpeted, leading to the living room.



LOUNGE / DINING ROOM

Dual aspect with double glazed window to the front, with radiator beneath and double glazed patio door to the rear. Coving and pendant lighting to the ceiling and a further radiator in the dining area.



LOUNGE / DINING ROOM (pic 2)



LOUNGE / DINING ROOM (pic 3)



KITCHEN

Dual aspect with double glazed window to the rear and double glazed door to the side giving access to the utility area. Tiled flooring, space for fridge freezer, double oven, stainless steel double sink, electric hob with extractor fan above. Tiled splashbacks, radiator.



KITCHEN (pic 2)



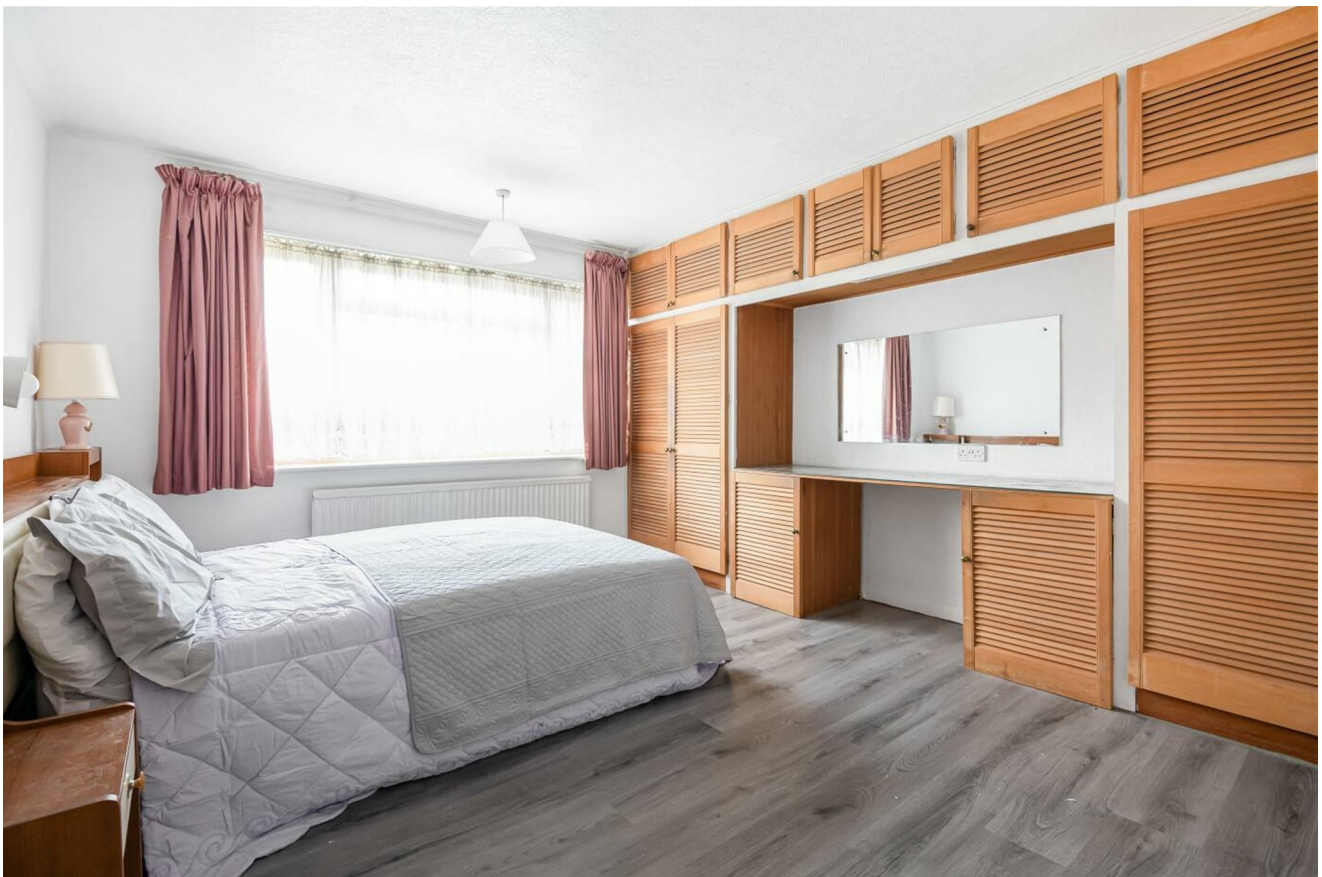
FIRST FLOOR LANDING

Double glazed window to the side. Carpeted and access to all three bedrooms and the bathroom.



BEDROOM 1

Double glazed window to the rear with radiator beneath. Wood effect laminate flooring, fitted wardrobes to one wall. Coving and pendant lighting to the ceiling.



BEDROOM 2

Double glazed window to the front with radiator beneath .Laminate wood effect flooring, fitted wardrobes to one wall.



BEDROOM 3

Double glazed window to the rear with radiator beneath. Laminate wood effect flooring and pendant lighting to the ceiling.



BATHROOM

Double glazed window to the front with radiator beneath. Shower cubicle, pedestal wash hand basin, corner bath, low flush WC.



GARDEN approx 100' (approx 30.48m)

A lovely 100ft long rear garden, backing on to Arnos Park, with a patio and mainly laid to lawn with mature trees and shrubs.



GARDEN (pic 2)



REAR ELEVATION



**Approximate Gross Internal Area 1222 sq ft - 114 sq m
(Excluding Garage)**

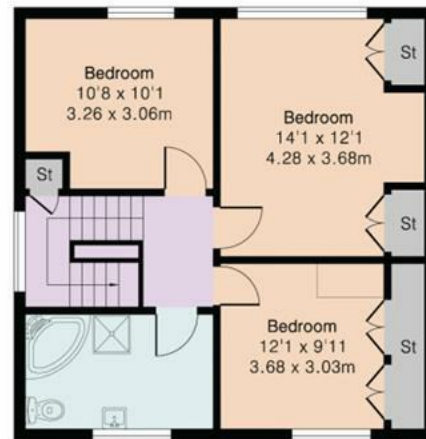
Ground Floor Area 652 sq ft - 61 sq m

First Floor Area 570 sq ft - 53 sq m

Garage Area 121 sq ft - 11 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.



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		65	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.