





Kinderton Close, Southgate, London, N14

Offers in excess of £1,000,000

Addison Townsend are delighted to offer this beautiful, detached property located in a quiet residential cul-de-sac and is 3 minutes' walk to Southgate Underground Station providing direct links to the city as well as Southgate High Street with its wealth of shops, restaurants, and amenities, and seconds from the highly sought after Ashmole Primary and Academy School. The property offers a large front reception room, fitted kitchen/breakfast room, spacious utility room, further reception room to the rear and guest toilet to the ground floor. The first floor offers five well-proportioned bedrooms, two of the large double bedrooms offer en-suite shower rooms and there is a further family bathroom. Externally is a beautiful South facing rear garden with side access and paved front driveway providing off street parking for 2 cars and access to the integral garage. Chain Free.



 2  5  3

Tenure : Freehold

Council Tax Banding : G

EPC C

Sq.Ft : 1624

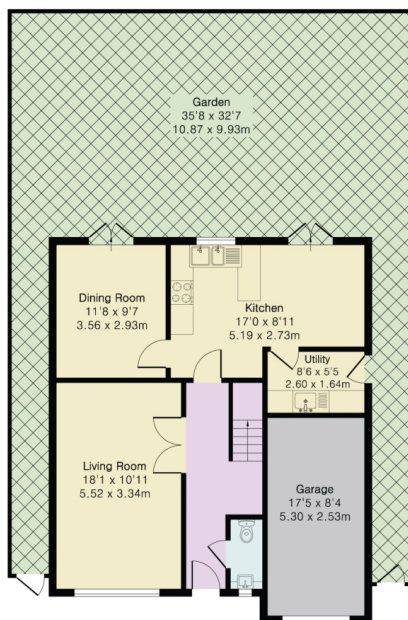


Approximate Gross Internal Area 1624 sq ft - 151 sq m

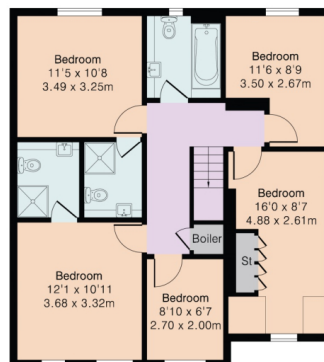
Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 797 sq ft – 74 sq m

Garage Area 148 sq ft – 14 sq m



Ground Floor



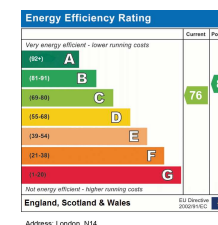
First Floor



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



02088826828

www.addisontownsend.co.uk

info@addisontownsend.co.uk



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