

FREEHOLD



House - Semi-Detached

# 84 BURLEIGH GARDENS, LONDON, N14 5AG

Asking Price

**£860,000**

## FEATURES

- Chain Free
- Catchment for Ashmole Senior and Primary Schools
- Walking Distance to Southgate Tube Station
- Four Bedrooms
- Loft Extension
- Kitchen / Diner Extension



**RASH & RASH**

# 4 Bedroom House - Semi-Detached located in London

Positioned within the catchment areas for Ashmole Primary and Secondary Schools this chain free, four bedroom home is ideal for families looking for a well balanced home.

This semi-detached property features a through lounge into a spacious kitchen/diner which gives access to a generous garden. The property benefits from a two/three-car driveway, downstairs cloakroom and a practical layout designed for modern family living.

On the first floor there are 3 bedrooms and a family bathroom. The property also benefits from a loft extension and ensuite bathroom.

The property is also conveniently located close to Piccadilly Line tube connections, offering excellent access to local amenities and transport links, as well as local parks and green spaces.

An early viewing is recommended to avoid disappointment.

Call us on  
**02088822828**  
  
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Council Tax Band  
**E**



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>80</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>39</b> |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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

