





Park Road, Southgate, London, N14

£545,000

Addison Townsend are delighted to offer this beautiful, period, mid terraced 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 50 metres from Marks and Spencer supermarket. Also close by are highly sought after schools including, Ashmole Primary and Academy, West Grove Primary School, St Andrews Primary School and Wolfson Hillel Primary School. The property offers a large through lounge/dining room, fitted kitchen and three-piece family bathroom to the ground floor. The first floor offers three well-proportioned bedrooms the main being a large double bedroom to the front aspect. Externally is a beautiful private rear garden with rear access and courtyard front garden. The property provides a wealth of potential for extension, subject to planning, including ground and first floor extensions and conversion of the loft space to create a further bedroom. Further benefits include double glazing and combination boiler; the neutral décor internally would benefit from some modernisation and the electrics in the house would require updating to meet current regulations. Chain Free.



2 3 1

Tenure : Freehold

Council Tax Banding : D

EPC D

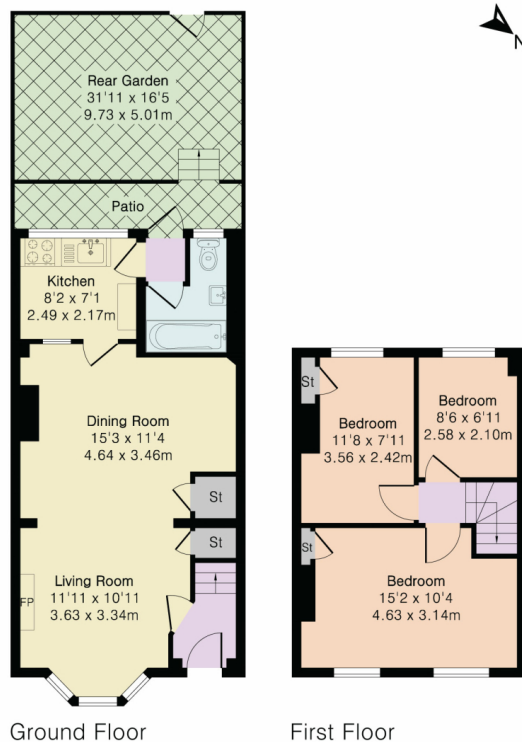
Sq.Ft : 804



Approximate Gross Internal Area 804 sq ft - 75 sq m

Ground Floor Area 471 sq ft – 44 sq m

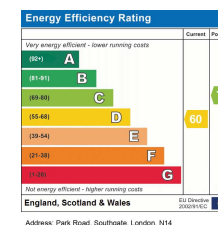
First Floor Area 333 sq ft – 31 sq m



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/ternants are advised to recheck the measurements



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