





Cecil Road, Southgate, London, N14

£850,000

Addison Townsend are delighted to offer for sale this beautiful three bedroom semi detached house. Located in this wonderful location within 0.4 miles of Southgate Underground Station and in excellent school catchments including Ashmole Academy and Primary School and Osidge Primary School. The property has been extended to the ground floor and offers a large kitchen/breakfast room with utility to the rear, through lounge and dining room with additional snug to the rear extension, and large entrance hall with guest toilet. The first floor offers three double bedrooms and a modern family bathroom with three piece suite. Externally the property offers a South East facing garden spanning 65 feet and a large front driveway providing off street parking for 2 cars. The property further benefits from potential for extension to the loft to create a fourth bedroom and bathroom, subject to planning consent.



3 3 1

Tenure : Freehold

Council Tax Banding : E

EPC E

Sq.Ft : 1359



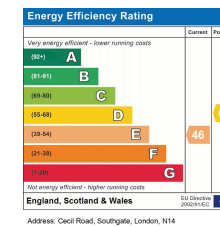
Approximate Gross Internal Area 1359 sq ft - 126 sq m
Ground Floor Area 810 sq ft - 75 sq m
First Floor Area 549 sq ft - 51 sq m



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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ADDISON TOWNSEND
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