

FREEHOLD



House - Semi-Detached

**113 ASHFIELD  
ROAD, LONDON,  
N14 7LA**

Asking Price

**£750,000**

### FEATURES

- Catchment of Ashmole School & Walker School
- Walking Distance to Southgate Tube
- Four Bedrooms
- Two Bathrooms
- Large Driveway
- West facing 74' Garden
- Close to Amos Park
- Scope to extend in Loft (STPP)



**RASH & RASH**

# 4 Bedroom House - Semi-Detached located in London

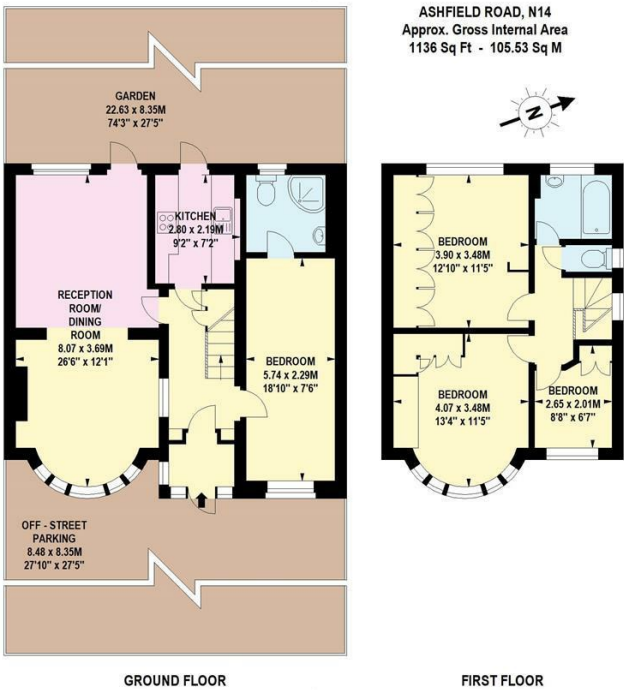
Located on the peaceful cul-de-sac of Ashfield Road, N14, this beautifully presented three/four bedroom semi-detached family home sits within the highly sought-after catchment area for Ashmole Primary & Secondary School as well as Walker Primary School.

The property offers excellent versatility, with the garage thoughtfully converted to provide a spacious additional bedroom complete with an en-suite shower room, ideal for guests, extended family, or use as a home office. There is also exciting potential to further extend into the loft (STPP), making this home perfect for a growing family.

The ground floor features a bright and generous 26 ft reception/dining room, a fitted kitchen, and access to a lovely west facing rear garden extending approximately 74 ft, providing the perfect setting for outdoor entertaining and family living. To the front, a driveway offers convenient off-street parking.

Ideally positioned just a short walk from Southgate Underground Station (via footpath), this home offers excellent transport links into central London, while the open green spaces of Arnos Park are only a short stroll away.

A rare opportunity to secure a family home in a prime Southgate location with great schools, transport links, amenities and parks.



Call us on

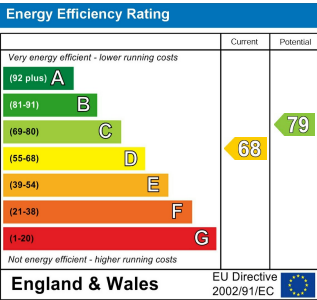
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https://www.rashandrash.com/

Council Tax Band

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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.

