



Arlington Road, Southgate, N14

Offers In The Region Of £925,000

# Arlington Road, Southgate, N14



## Description

**\*\*OPEN HOUSE SAT 25th APRIL: 10:30AM-12:30PM\*\*ASHMOLE SCHOOL CATCHMENT\*\*** Located close to the ever popular and sought-after popular Ashmole School catchment area, close to the many amenities and tube link of Southgate is this wonderfully fully refurbished and modernised 4 double bedroom mid terrace house.

The property has been lovingly reconfigured by the current owners to maximise the space and would suit a large or growing family. The property benefits from air conditioning throughout most of the property, underfloor heating on ground floor, has 2 bathrooms, guest WC, utility room, landscaped rear garden and a spacious rear garden room containing a lounge area, kitchen, sauna, hot tub, shower and is air-conditioned.

Upstairs two of the bedrooms are generous doubles plus a large single and family bathroom suite. On the top floor there is a guest bedroom with en-suite and a study area/work area. The top floor can also be re-configured into a large master bedroom suite.

Arlington Road is approximately 0.5 miles from Southgate Station (Piccadilly Line) and the shops and amenities of Southgate town centre. Excellent local schools include Ashmole Academy, Ashmole Primary and Osidge JMI. Southgate leisure facilities include several large parks, a leisure centre with swimming pool and The Chicken Shed Theatre. Local roads provide easy access to the North London Road network as well as the M25 for journeys further afield.

Tenure: FREEHOLD

- STUNNING FAMILY HOME
- NEWLY REFUBISHED
- LUXURY GARDEN ROOM
- AIR CONDITIONING
- UTILITY ROOM
- GARDEN + DECKING + PATIO
- OFF STREET PARKING
- OUTSTANDING SCHOOL
- BARNET C/TAX BAND - F
- OPEN HOUSE SAT 25th APR

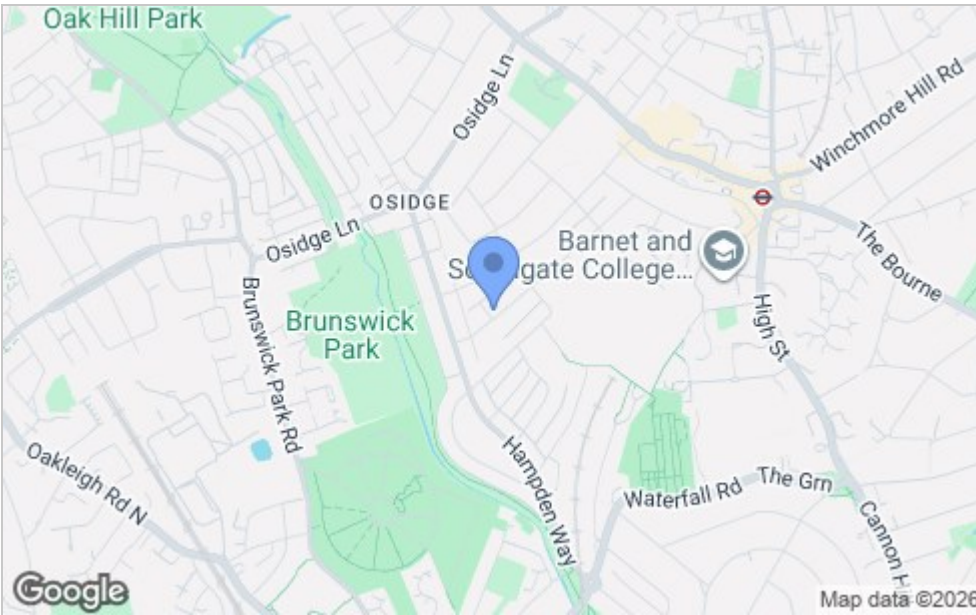




## Floor Plan



## Area Map

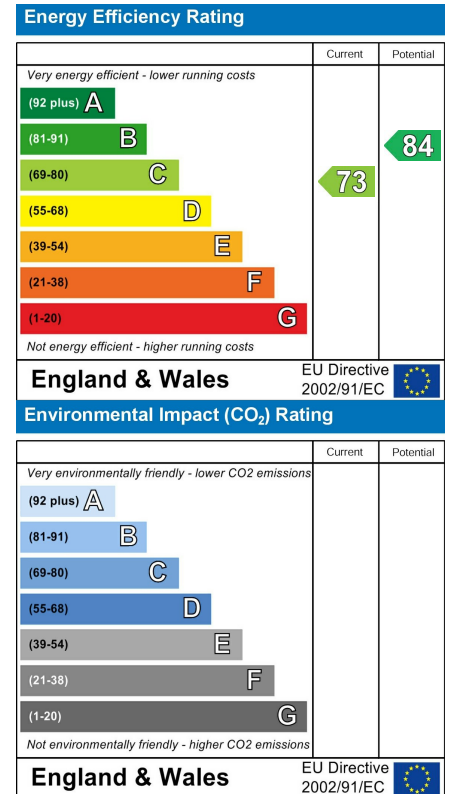


## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



Homelink Lettings and Estates  
62 Chase Side, London N14 5PA  
0208 882 2112 [homelink.co.uk](http://homelink.co.uk)

