



**ABSOLUTE**  
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**85 Nursery Road, London  
N14 5QG**

**Price Guide £700,000**

Absolute Property Agents are proud to present this three storey Four/ Five bedroom terraced house situated in the Heart of Southgate, which has been done to a high standard throughout. The ground floor consists of an open plan kitchen dining room area, two reception rooms, and a guest WC with built in storage. The first floor hallway opens up to a family 4-piece suite, three well proportioned bedrooms and an office or study area towards the rear of the house. The second floor is comprised of the main bedroom which has direct access to an ensuite shower room.

Benefits include; two reception rooms, Kitchen diner, gas central heating, double glazed windows and a combination of ways natural light finds its way in. This is including Velux Windows, lantern roofs and sky lights. A generous amounts of built in storage and plenty of natural lighting. A South West facing garden – The kitchen has an intergrated; dishwasher, oven & hob, fridge & freezer and the plumbing for a washing machine.





# 85 Nursery Road, London N14 5QG

## Entrance Hallway

Entrance Via main front door leading into the hallway – Stairs to first floor landing – Doors into Reception One & Reception Two – Entrance to Kitchen Lounge Area – Guest WC

## Kitchen/ Dining Room

9.8m x 4.510m (Going into 2.694m)  
Double Glazed UPVC Window to the rear aspect, Double Glazed Lantern Roof, Combination of Wood Laminate Flooring & Porcelin Tiles, Ceiling Spotlights, TV Socket

## Kitchen

Comprised of a range of Eye and Base Level Units, Granite Work tops, Built-in Oven, Hob, and Extractor. Plumbing for Washing Machine, Integrated; Dishwasher and Fridge Freezer. Stainless Steel Sink with Mixer Taps, Tiled Back Splash  
UPVC Double Glazed Doors to Rear Aspect – Opening onto the Garden

## Reception Room One

4.210m x 3.584m  
UPVC Double Glazed Window to front aspect, Ceiling Spotlights, Radiator

## Reception Room Two

3.760m x 2.987m  
Ceiling Spotlights, Sky Light Window

## Guest WC

Comprised of a Low Flush WC, Vanity Unit & Wash Basin with Mixer Taps, Extractor Fan

## First Floor Landing

Doors to Bedroom Two, Three, Four & the Family Bathroom, Wooden Laminate Flooring, Stairs to Second Floor.

## Bedroom Two

5.695m x 2.866m  
Ceiling Spotlights, UPVC Double Glazed Window to side aspect, TV Socket, Radiator, Door to Walk in Wardrobe/ Study – 3.737m x 2.702m – Two Velux Windows to side aspect, UPVC Double Glazed Window to Rear aspect, Ceiling Spotlights, Radiator

## Bedroom Three

3.747m x 3.017m  
Ceiling Spotlights, UPVC Double Glazed Window to Rear aspect, TV Socket, Radiator

## Bedroom Four

3.529m x 3.010m  
Ceiling Spotlights, UPVC Double Glazed Window to front aspect, TV Socket, Radiator

## Family Bathroom

Comprised of 4-Piece suite including, Low Flush WC, Vanity Unit, Hand Wash Basin with Mixer Taps, Seperate Shower Cubicle, Bath with handheld Fittings, Extractor Fan, Heated Towel Rail, Floor to Ceiling Tiles, Ceiling Spotlights

## Second Floor Landing

UPVC Double Glazed Window to Rear aspect – Door to Main Bedroom

## Bedroom One

5.796m x 3.699m  
Ceiling Spotlights, Three Velux Windows to front aspect, UPVC Double Glazed Window to rear aspect, Radiator, TV Socket, Storage to Eves. Door to Ensuite – Comprised of a Shower Cubicle, Low Flush WC, Wash Basin with Mixer Taps, Tiled floor to ceiling, Extractor Fan

## Front Aspect

Paved Driveway

## Rear Garden

Paved Patio with steps up to raised lawn area



| Energy Efficiency Rating                    |                                             |      | Environmental Impact (CO <sub>2</sub> ) Rating |                                           |      |
|---------------------------------------------|---------------------------------------------|------|------------------------------------------------|-------------------------------------------|------|
| Current                                     | Target                                      | Band | Current                                        | Target                                    | Band |
| 100-125 kWh/m <sup>2</sup> (inc. hot water) | 100-125 kWh/m <sup>2</sup> (inc. hot water) | A    | 100-125 g/m <sup>2</sup> (inc. hot water)      | 100-125 g/m <sup>2</sup> (inc. hot water) | A    |
| 125-150 kWh/m <sup>2</sup> (inc. hot water) | 125-150 kWh/m <sup>2</sup> (inc. hot water) | B    | 125-150 g/m <sup>2</sup> (inc. hot water)      | 125-150 g/m <sup>2</sup> (inc. hot water) | B    |
| 150-175 kWh/m <sup>2</sup> (inc. hot water) | 150-175 kWh/m <sup>2</sup> (inc. hot water) | C    | 150-175 g/m <sup>2</sup> (inc. hot water)      | 150-175 g/m <sup>2</sup> (inc. hot water) | C    |
| 175-200 kWh/m <sup>2</sup> (inc. hot water) | 175-200 kWh/m <sup>2</sup> (inc. hot water) | D    | 175-200 g/m <sup>2</sup> (inc. hot water)      | 175-200 g/m <sup>2</sup> (inc. hot water) | D    |
| 200-225 kWh/m <sup>2</sup> (inc. hot water) | 200-225 kWh/m <sup>2</sup> (inc. hot water) | E    | 200-225 g/m <sup>2</sup> (inc. hot water)      | 200-225 g/m <sup>2</sup> (inc. hot water) | E    |
| 225-250 kWh/m <sup>2</sup> (inc. hot water) | 225-250 kWh/m <sup>2</sup> (inc. hot water) | F    | 225-250 g/m <sup>2</sup> (inc. hot water)      | 225-250 g/m <sup>2</sup> (inc. hot water) | F    |
| 250-300 kWh/m <sup>2</sup> (inc. hot water) | 250-300 kWh/m <sup>2</sup> (inc. hot water) | G    | 250-300 g/m <sup>2</sup> (inc. hot water)      | 250-300 g/m <sup>2</sup> (inc. hot water) | G    |
| England & Wales                             | EU Directive 2002/91/EC                     |      | England & Wales                                | EU Directive 2002/91/EC                   |      |