

FREEHOLD



House - Semi-Detached

4 MANDEVILLE ROAD, SOUTHGATE, LONDON, N14 7NH

Offers In The Region Of
£900,000

FEATURES

- In catchment of Ashmole and Outstanding Schools
- 1656 sq. ft
- Open Plan Kitchen/Diner
- Four Bedrooms & Two Bathrooms
- Guest cloakroom
- Separate Reception Room



RASH & RASH

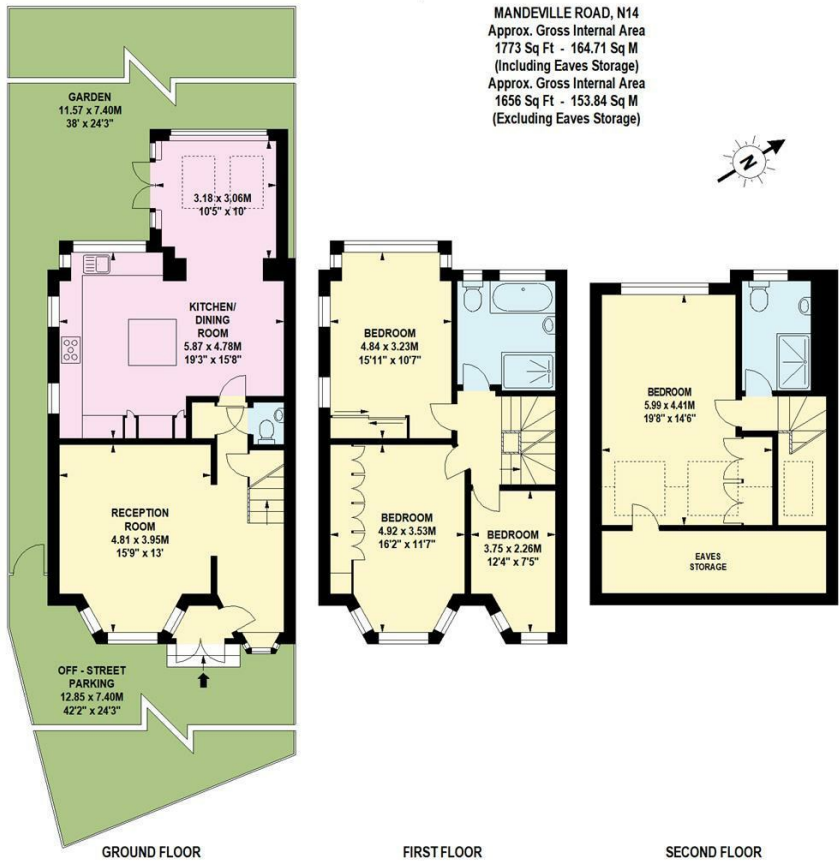
4 Bedroom House - Semi-Detached located in London

A spacious and exceptional four bedroom family home offering 1,656 sq. ft of accommodation arranged across three floors and located on a quiet residential road in Southgate in the catchment of sought after schools.

The ground floor features a bright separate reception room to the front and a generous open plan, stylish kitchen/diner to the rear, creating an ideal space for everyday living and entertaining, with direct access to the 38' x 24' rear garden. A guest cloakroom is on the ground floor for added convenience.

The upper floors provide four bedrooms and two bathrooms, offering flexible space suited to modern family living. The property also benefits from a driveway providing off-street parking for several vehicles.

The home sits within the catchment for highly regarded schools including Ashmole Academy. Transport links are convenient with Southgate Underground Station and Amos Grove Underground Station nearby, providing direct connections into Central London. Green open spaces including Grovelands Park and Amos Park are also within easy reach, along with Southgate's local shops, cafés and everyday amenities.



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02088822828

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Council Tax Band
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

