





Nursery Road, Southgate, London, N14

Guide price £625,000

Addison Townsend are delighted to offer this period three-bedroom semi-detached cottage. Located in this quiet residential road. Located 5 minutes' walk to Southgate Underground Station providing direct links to the city as well as Southgate High Street with its wealth of shops, restaurants, and amenities. Also close by are highly sought after schools including, Ashmole Primary and Academy, Osidge Primary School, West Grove Primary School, St Andrews Primary School and Wolfson Hillel Primary School.

Beautifully presented throughout, the home offers a bright front reception room and a stunning extended kitchen/dining area with skylight, creating a light-filled space ideal for everyday living. The modern ground floor bathroom features a cleverly concealed launderette hidden behind mirrored sliding doors, alongside smart under-stairs storage with a push-to-open mechanism.

Upstairs comprises two well-proportioned bedrooms, plus a converted loft bedroom with a stylish en-suite shower room, built-in wardrobe, underfloor heating, and ample eaves storage.

Externally, the property boasts a well-maintained, landscaped rear garden, featuring a garden shed and useful side access providing seamless front-to-back entry.

A bright, well-designed home offering comfortable and convenient living, thoughtfully arranged to maximise every inch of space, ideal for families and professionals with excellent local schools, easy City access, and a landscaped rear garden.



2 3 2

Tenure : Freehold

Council Tax Banding : D

EPC D

Sq.Ft : 950



Approximate Gross Internal Area 950 sq ft - 88 sq m
(Excluding Shed)

Ground Floor Area 544 sq ft - 50 sq m

First Floor Area 225 sq ft - 21 sq m

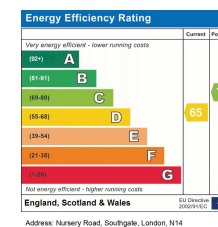
Second Floor Area 181 sq ft - 17 sq m



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/tenants are advised to recheck the measurements



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