





Monkfrith Way, Southgate, London, N14

Guide price £750,000

Guide Price £750,000 - £775,000

Addison Townsend are delighted to offer this well presented four bedroom semi detached house. Located in this quiet and popular residential road the property is within excellent school catchments including Monkfrith Primary school, easy access of Southgate and Oakwood Underground stations and close to local parks. The accommodation comprises a spacious through lounge with conservatory addition to the rear, large kitchen/diner, ground floor W.C, four well proportioned bedrooms and a family bathroom. Externally offering a private South East facing rear garden, detached garage accessed via a shared drive and front garden. The property also benefits from the potential for extension to the rear and into the loft subject to planning permission. Chain Free



 2  4  1

Tenure : Freehold

Council Tax Banding : F

EPC D

Sq.Ft : 1257



**Approximate Gross Internal Area 1257 sq ft - 117 sq m
(Excluding Garage)**

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 578 sq ft – 54 sq m

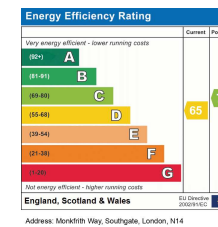
Garage Area 157 sq ft – 15 sq m



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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