



ADDISON AVENUE, SOUTHGATE, N14

We are pleased to offer for sale this beautifully presented 3 bedroom, 2 bathroom mid-terrace home with a large well kept garden, in a quiet residential road in the sought after area of Southgate.

This property offers 3 bedrooms, 2 bathrooms (one downstairs), 3 separate reception rooms, a recently fitted luxury kitchen, 75ft rear garden & off street parking for two cars.

Addison Avenue is within walking distance of the local amenities of Oakwood, Southgate & Cockfosters high streets and their Underground Stations (Picc Line).

The property is also well-located for the excellent Primary and Secondary schools of the area, including St Andrews, DeBohun, Monkfrith, Vita Et Pax, OakTree & Osidge Primary Schools, plus Southgate, East Barnet Secondary schools. **VIEWING IS HIGHLY RECOMMENDED.**



ACCOMMODATION

* BRIGHT & BEAUTIFULLY PRESENTED DOUBLE FRONTED TERRACED HOUSE * 3 BEDROOMS
* 2 BATHROOMS * 3 RECEPTION ROOMS * RECENTLY RENOVATED & WELL FITTED LUXURY
KITCHEN * BATHROOM & ADDITIONAL DOWNSTAIRS SHOWER / UTILITY ROOM * APPROX 77FT
GARDEN WITH 2 OUTBUILDINGS * OFF STREET PARKING FOR 2 CARS * CLOSE TO EXCELLENT
LOCAL SCHOOLS *

SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £715,000 FREEHOLD

ENTRANCE HALL



LIVING / DINING ROOM 16'11" x 10'10" (5.16m x 3.30m)

Doubled glazed window to the front with radiator beneath. Wood effect laminate flooring, with pendant lighting and coving to the ceiling. Access to the rear reception room.



LIVING / DINING ROOM (pic 2)



LOUNGE / RECEPTION ROOM 12'9" x 11'8" (3.89 x 3.56)

Double glazed window to the rear. Wood effect laminate flooring, pendant lighting & coving to the ceiling.



LOUNGE / RECEPTION ROOM (pic 2)



LUXURY KITCHEN 17'9" x 13'8" (5.42 x 4.17)

Double glazed French Doors & windows to the rear. Tiled flooring & splash backs. Wooden worktops, ample Shaker style wall & base units offering lots of storage space, ceramic under counter butler's sink, double oven, induction hob with stainless steel chimney hood above. Integrated full sized fridge & separate freezer/ Fitted oven & separate combi microwave. Integrated dishwasher. Vertical designer radiator, spot & wall hung lighting.



LUXURY KITCHEN (pic 2)



STUDY / PLAYROOM 10'11" x 7'11" (3.33m x 2.41m)

Double glazed window to the front with radiator beneath. Wood effect laminate flooring, coving & pendant lighting to the ceiling. Access to the downstairs shower room / utility room.



DOWNSTAIRS SHOWER ROOM / UTILITY

A downstairs shower room comprising of a large walk in shower with glass divide, rain & hand held shower heads, counter top wash hand basin with vanity unit beneath & low flush WC. Plumbed for washing machine & tumble dryer.



DOWNSTAIRS SHOWER ROOM / UTILITY (pic 2)



FIRST FLOOR LANDING

Carpeted, with access to all three bedrooms, the family bathroom & handy storage cupboard.



BEDROOM 1 13'11" x 10'10" (4.24m x 3.30m)

Double glazed window to the front with radiator beneath. Carpeted with pendant lighting to the ceiling. Fitted wardrobes to one wall.



BEDROOM 1 (pic 2)



BEDROOM 2 10'11" x 7'11" (3.33m x 2.41m)

Double glazed window to the front with radiator beneath. Carpeted, with pendant lighting to the ceiling.



BEDROOM 3 8'0" x 7'6" (2.44 x 2.29)

Double glazed window to the rear, with radiator beneath. Carpeted, with pendant lighting to the ceiling.



BATHROOM

Double glazed frosted window to the rear. Fully tiled bathroom comprising of a panelled bath with overhead shower & glass screen, low flush WC, wash hand basin with vanity unit & mirrored cabinet above.



COVERED PATIO AREA
Paved covered patio area leading to the well kept garden.



GARDEN 77'0" x 28'9" (23.47m x 8.76m)
Mainly laid to lawn with two handy outbuildings, a second patio area and mature shrubs.



GARDEN (pic 2)



REAR ELEVATION



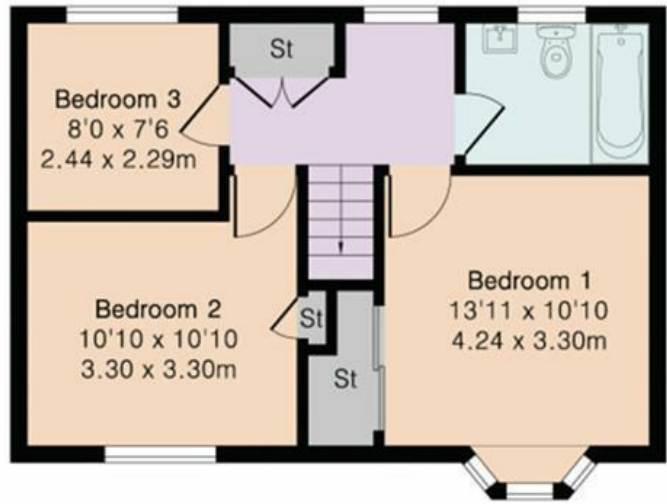
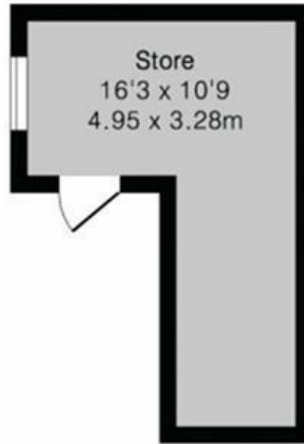
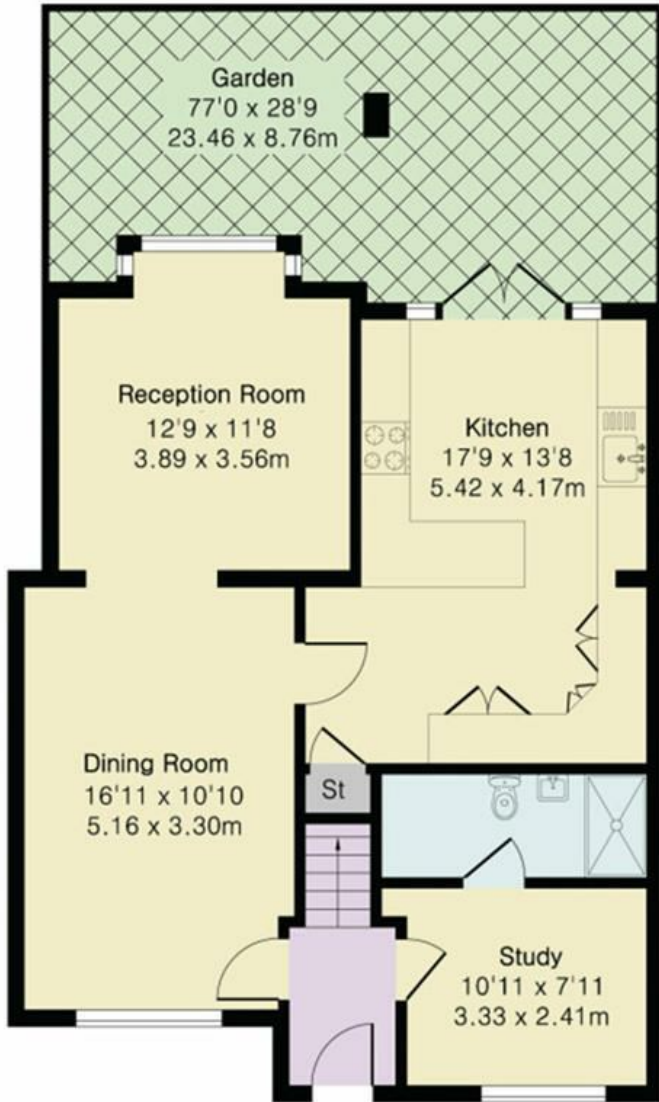
Addison Avenue, Southgate, N14

Approximate Gross Internal Area 1166 sq ft - 109 sq m
(Excluding Outbuilding)

Ground Floor Area 739 sq ft – 69 sq m

First Floor Area 427 sq ft – 40 sq m

Outbuilding Area 155 sq ft – 14 sq m



| 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 | | 72 | 79 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.