



PRINCE GEORGE AVENUE, SOUTHGATE, N14

A STUNNING, 3 BEDROOM HALLS ADJOINING SEMI-DETACHED HOUSE WITH OWN DRIVEWAY, LOCATED JUST 5 MINUTES WALK FROM OAKWOOD UNDERGROUND STATION AND THE LOCAL PARADE.

Having been recently refurbished to a high standard and extended to the ground floor, this property has a welcoming entrance hall, well-sized separate front Reception Room leading onto the home office (converted from the original garage), an Extended Rear Reception Room that flows nicely into Gorgeous Fitted Kitchen/Diner, whilst on the first floor there are three bedrooms with Fitted Wardrobes and luxury fitted family bathroom with twin basins, bath and generously sized shower.

To the rear, the property boasts an approx. 60ft South-Westerly facing garden with a large patio area, lawn, mature planted border, a pergola and a summerhouse (perfect for use as an external home office, snug or home gym) and to the front there is a block-paved driveway with mature planted borders providing off-street parking for several cars.

Situated in this popular residential turning within easy walking distance to Oakwood Tube Station (Picc. Line), Shops, Buses, Trent Park and Oakwood Park. Conveniently located in close proximity to several of the areas excellent Primary & Secondary schools.



ACCOMMODATION

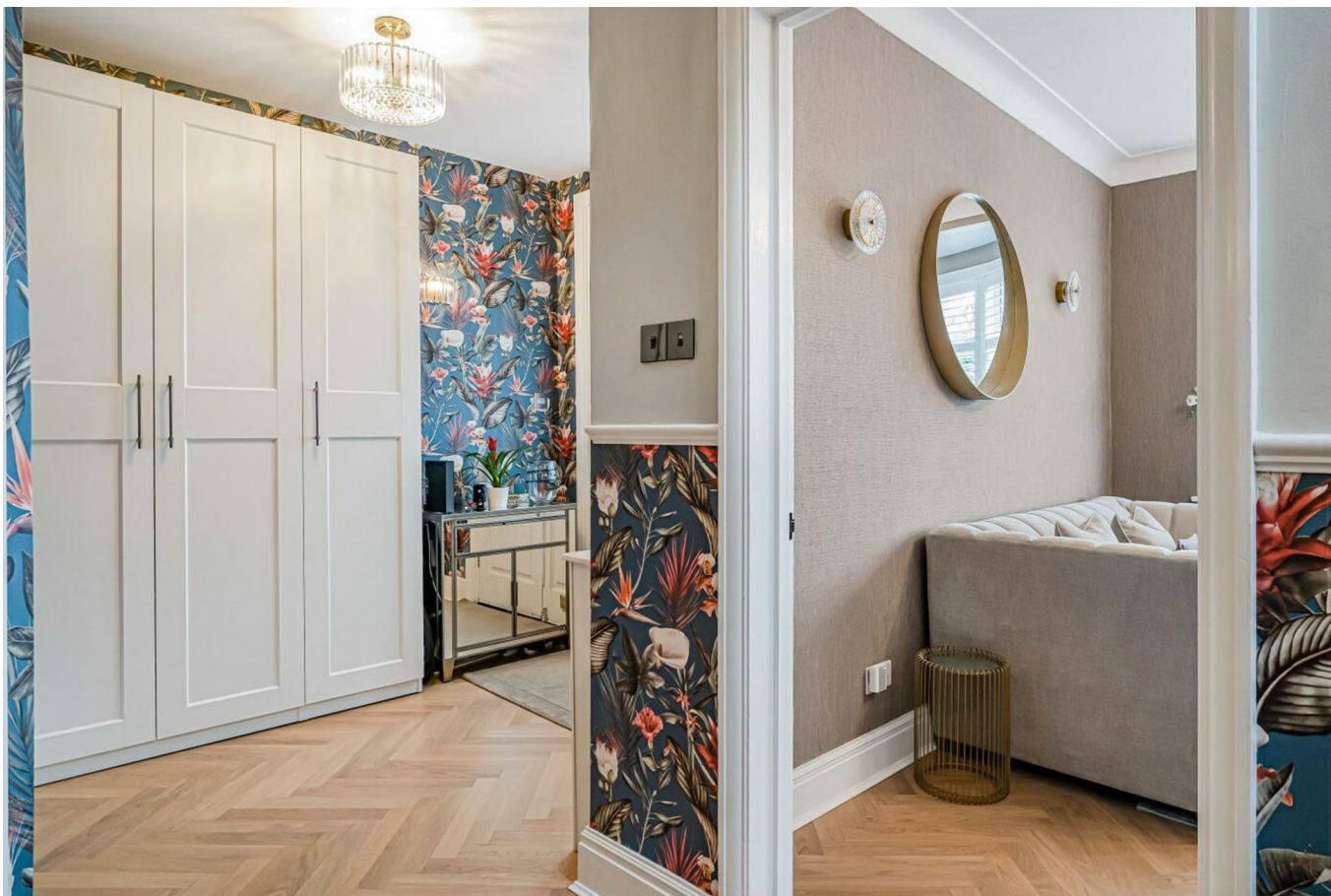
* RECENTLY EXTENDED & REFURBISHED * BRIGHT WELCOMING ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * SEPARATE FRONT RECEPTION * EXTENDED REAR RECEPTION LEADING INTO FITTED KITCHEN/DINER * 3 BEDROOMS WITH FITTED WARDROBES * LUXURY BATHROOM/SHOWER ROOM * MATURE SOUTH-WEST FACING REAR GARDEN WITH PATIO, PERGOLA & SUMMERHOUSE * SEPARATE HOME OFFICE * PAVED DRIVEWAY FOR OFF STREET PARKING TO FRONT * PLANNING TO CONVERT LOFT FOR 4TH BEDROOM & 2ND BATHROOM *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £920,000 FREEHOLD

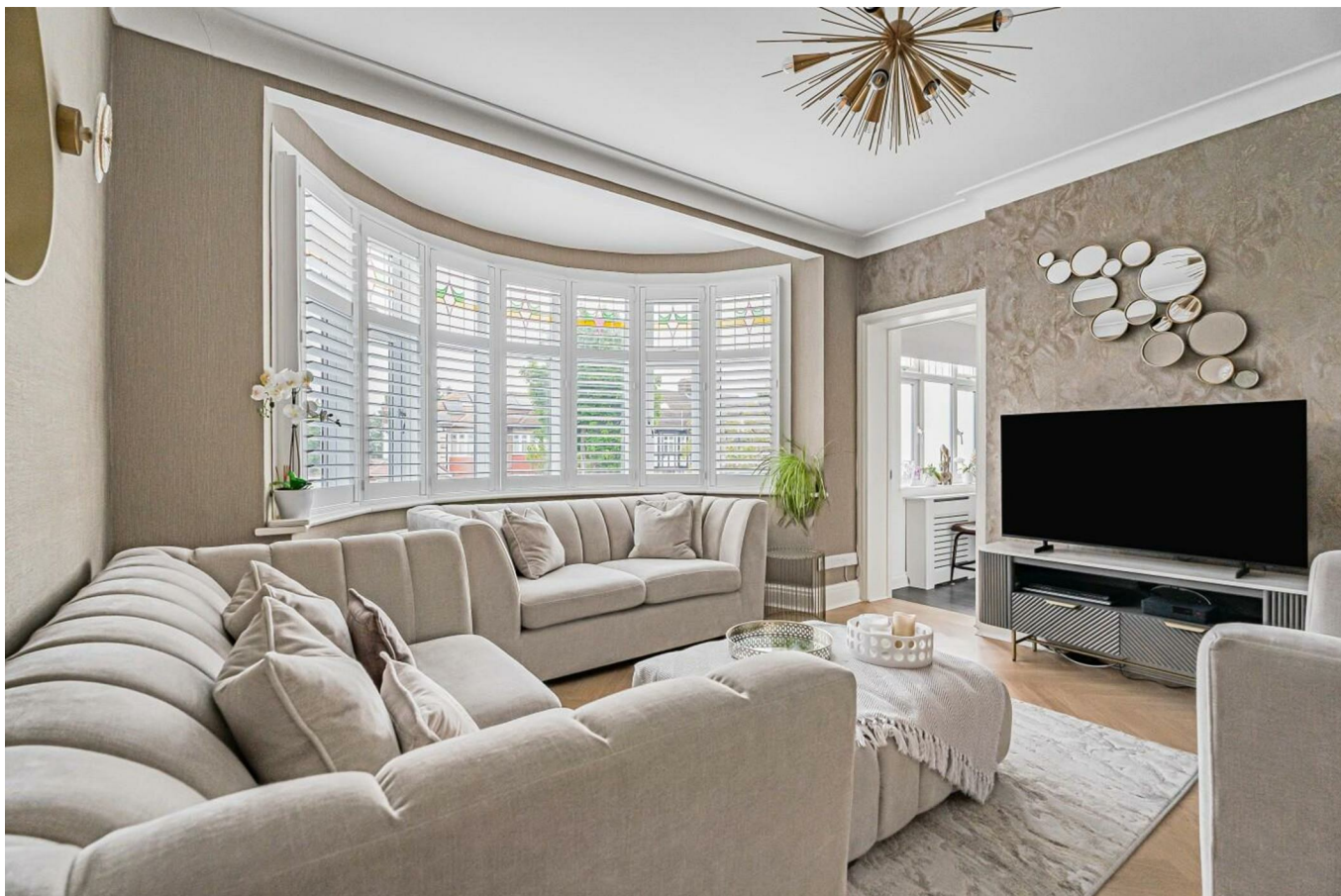
ENTRANCE HALL

Enter via the arched porch and through the double doors into the bright & welcoming entrance hall with its engineered wood Oak herringbone flooring, dado rails and fitted coat cupboards.



FRONT RECEPTION 14'3 x 13'0 (4.34m x 3.96m)

Double glazed round bay window to front with plantation shutters and radiator under, engineered wood oak herringbone flooring, neutral decor, coving to ceiling and doorway into the home office.



FRONT RECEPTION (pic 2)



HOME OFFICE 15'1 x 7'7 (4.60m x 2.31m)

Accessed via the front reception and converted from the old garage, this room is ideal for use as a home office / study or even a ground floor 4th bedroom. Double glazed window to the front with radiator beneath & double glazed door to the rear. Laminate flooring, neutral decor, spotlights to ceiling, fitted storage cupboards.

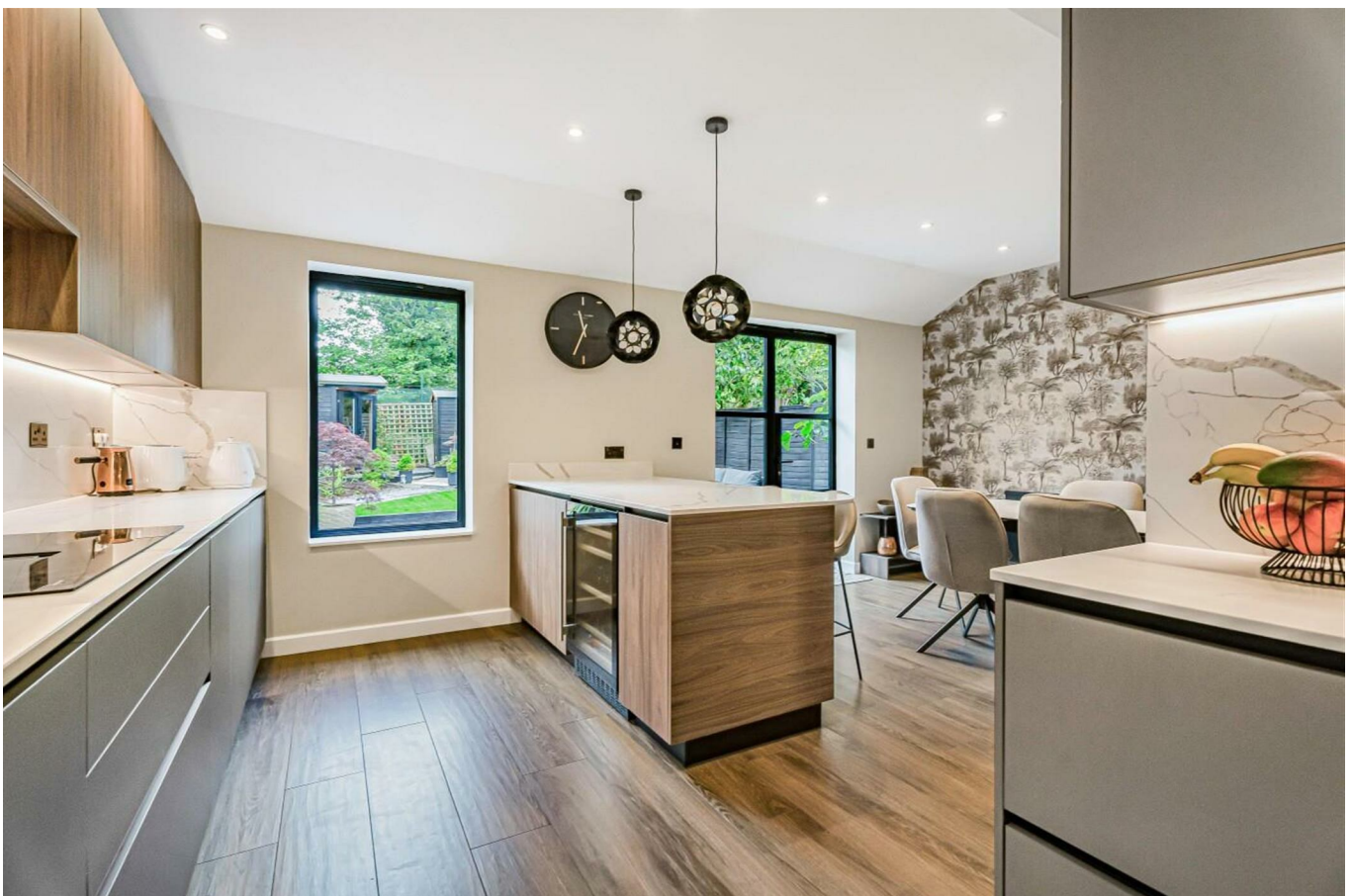


HOME OFFICE (pic 2)



KITCHEN / DINER 22'1 x 18'11 (6.73m x 5.77m)

Grey aluminium double-glazed windows to side & rear plus french doors to rear, walnut wood-effect floor tiles & spotlights to ceiling. The central Island/Breakfast Bar separates the kitchen from the Dining/Family Room.



KITCHEN / DINER (pic 2)



KITCHEN AREA

This area has been recently extended and fitted with champagne coloured base units, walnut coloured wall units fitted with under-counter lighting and topped with white silestone (quartz) marble-effect worktops & splashbacks, stainless steel under-mounted sink with mixer tap. Integrated appliances include; a Neff induction Hob with built-in extraction, 2x Neff Ovens (one Microwave Combi), plus Fridge/Freezer, Dishwasher, Washing Machine & Drinks Fridge.



DINING AREA



FAMILY ROOM / SNUG

Originally the rear reception, now extended to form part of the Kitchen/Dining/Family Room.



DOWNSTAIRS WC

Frosted double glazed window to side, half tiled walls & tiled floor, wall mounted basin with vanity unit beneath, WC & chrome heated towel rail.



FIRST FLOOR LANDING

Carpeted Stairs & landing with dado rail, stained glass double-glazed window to side flooding the entrance hall & landing with natural light.

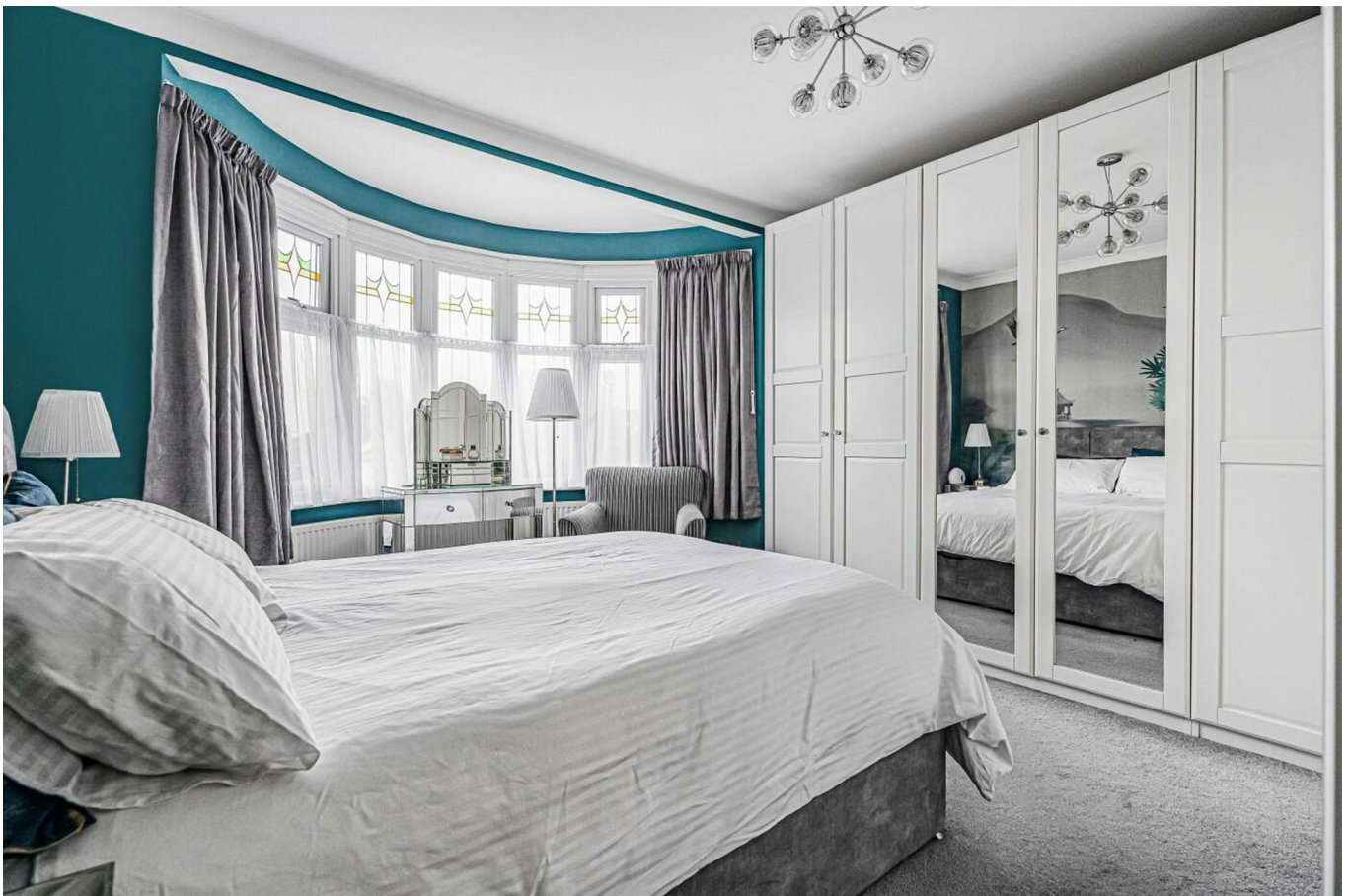


BEDROOM 1 15'5 x 13'0 (4.70m x 3.96m)

Double-glazed round bay window to front with curved radiator beneath, carpeted floor, fitted wardrobes to one wall, coving to ceiling.



BEDROOM 1 (pic 2)



BEDROOM 2 12'9 x 11'4 (3.89m x 3.45m)

Double-glazed bay window to rear with radiator beneath, carpeted floor, coving to ceiling.



BEDROOM 3 10'9 x 7'1 (3.28m x 2.16m)

Double-glazed window to front with radiator beneath, carpeted floor, fitted wardrobes to one wall with desk/dresser, coving to ceiling.



FAMILY BATHROOM

Frosted Double glazed window to rear, fully tiled floor & walls, full sized bath with concealed mixer tap & shower attachment, twin wall-mounted basins with floating vanity unit beneath and concealed mixer taps over and mirrored bathroom cabinet above, separate shower cubicle with thermostatic shower, extractor fan.



GARDEN 62'0 x 30'10 (18.90m x 9.40m)

South-westerly facing garden, approximately 60ft long by 30ft wide, with large paved patio area, a shaded pergola, lawn and plenty of mature planted borders. In the rear left corner there is also a summerhouse.



GARDEN (pic 2)



GARDEN (pic 3)



SUMMERHOUSE 15'9 x 9'1 (4.80m x 2.77m)

This lovely "Dunster House" log cabin/summerhouse is set in the rear left corner of the garden, with power & light installed and is perfect for use as a home office, home gym or separate entertaining space.



REAR ELEVATION



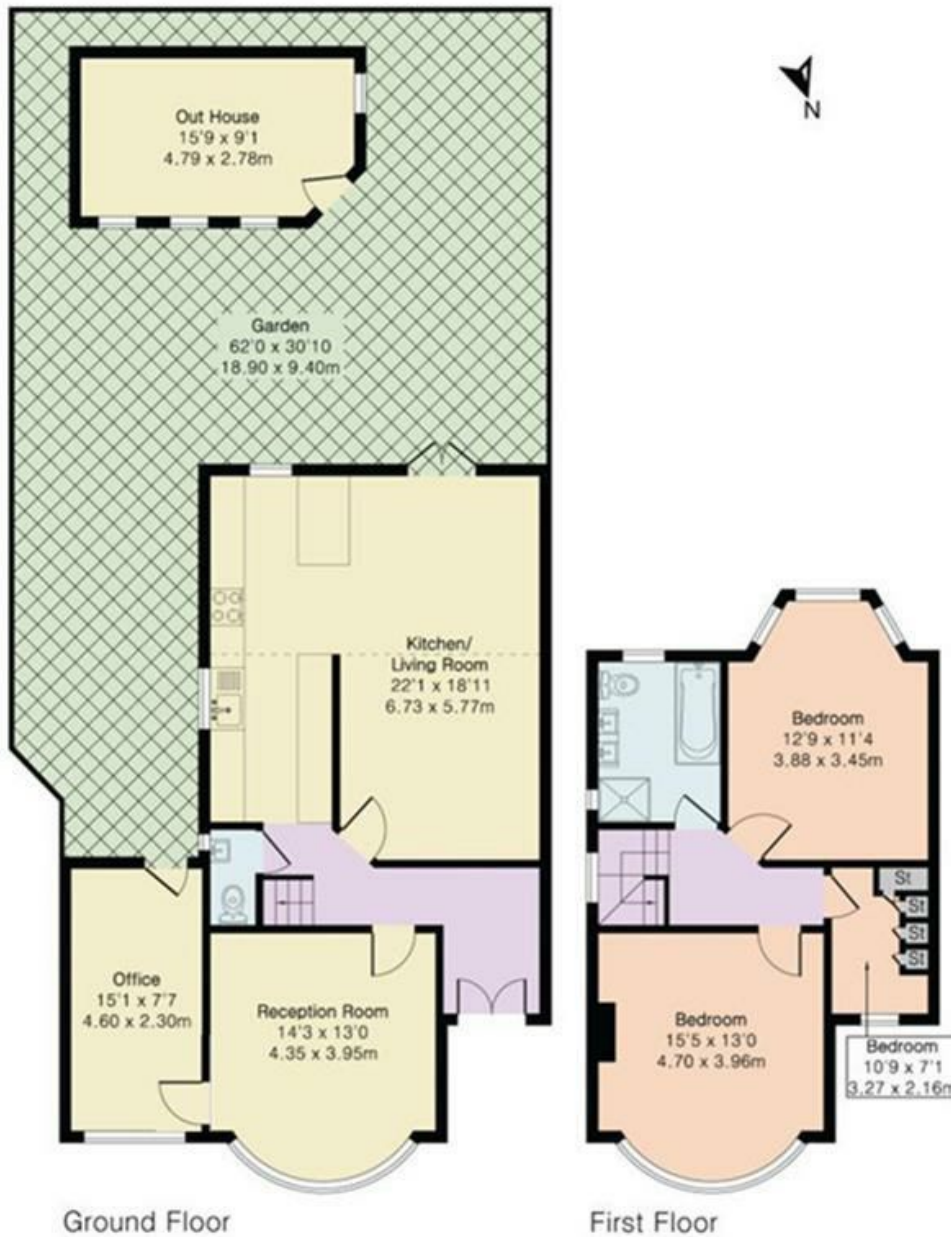
Prince George Avenue, Oakwood, N14

Approximate Gross Internal Area 1328 sq ft - 124 sq m
(Excluding Outbuilding)

Ground Floor Area 814 sq ft - 76 sq m

First Floor Area 514 sq ft - 48 sq m

Outbuilding Area 139 sq ft - 13 sq m



Ground Floor

First Floor



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.



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	
	85
	63
England & Wales	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.