



Ashfield Road, Southgate, London, N14

Offers in excess of £650,000

Addison Townsend are delighted to offer for sale this stunning three bedroom mid terraced house located in this quiet residential cul-de-sac. The property is within close proximity of both Southgate and Arnos Grove Underground Stations and in excellent primary and secondary school catchments including Ashmole Academy, Ashmole Primary School and Walker Primary School. The spacious accommodation is entered via a hallway, with built in storage and a guest toilet, which provides access to a well presented integrated kitchen and grand full width reception. The rear reception provides access to a stunning conservatory with wonderful rural outlook over the garden. The first floor comprises three bedrooms with fitted wardrobes, the main bedroom comes with a newly fitted luxury en-suite shower room, and a further beautiful family bathroom. Externally the property benefits from a private rear garden with stunning rural outlook and a large patio, laid to lawn and shed. Further benefits include a garage and allocated parking space. This is a beautiful home in an unrivalled location offered for sale chain free.



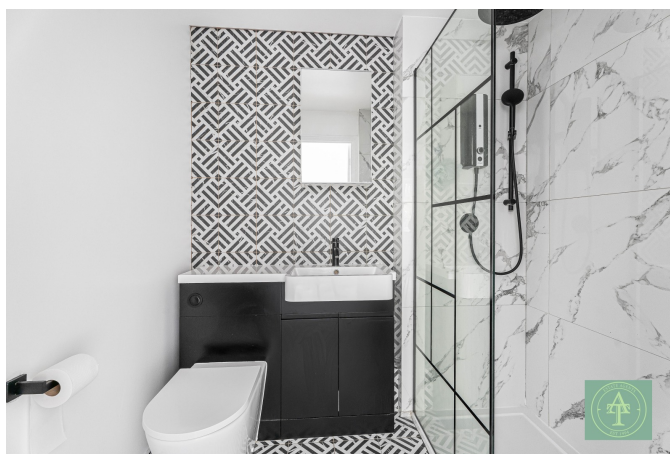


Tenure : Freehold

Council Tax Banding : F

EPC C

Sq.Ft : 1203

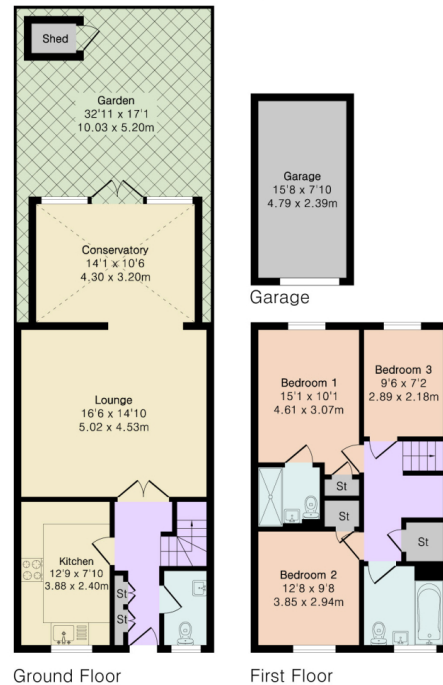


**Approximate Gross Internal Area 1080 sq ft - 100 sq m
(Excluding Garage)**

Ground Floor Area 619 sq ft – 57 sq m

First Floor Area 461 sq ft – 43 sq m

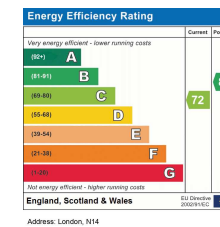
Garage Area 123 sq ft – 11 sq m



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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ADDISON TOWNSEND
PROPERTY PROFESSIONALS

