





Powys Lane, Southgate, London, N14

£2,500,000

A truly outstanding detached family home extending to over 3662 sq ft. Offering a 100' private 'woodland' designed garden, large garage and carriage driveway with off-street parking for several cars in one of Southgate's most sought after locations affording direct views over Broomfield Park.

The property, which has been tastefully refurbished by the current owners, is currently arranged with six bedrooms, four bathrooms and three reception rooms. Upon entering, you are greeted by a spacious & welcoming entrance hall. The ground floor features two main reception rooms, ideal for entertaining or relaxing. Natural light floods the conservatory, creating a bright & airy atmosphere and seamlessly connects the indoor and outdoor living spaces. With direct access to the garden from both the kitchen and conservatory, you can enjoy al fresco dining or simply unwind in the tranquility of the surroundings. The well-appointed kitchen boasts modern appliances and ample storage, catering to the needs of any family. The open plan design enhances the sense of space, making it an inviting area. On the first floor, you will find 4 spacious bedrooms. The master includes an en-suite bathroom with double sinks, adding convenience & luxury. Additionally, a four-piece bathroom serves the remaining bedrooms, ensuring optimal comfort for all residents. The top floor boasts two bedrooms, both with en-suites, offering flexibility for use as guest quarters, home offices, hobby rooms or teenage bedrooms. The eaves provide ample storage space. The large, mature & maintained garden further enhances the allure of the property, providing a secluded park-like oasis to relax or entertain in. In the front is a large carriage driveway, providing space for several vehicles, large entrance hall and 30' x 20' Kitchen/Dining/Living room. An exceptional property.



4 6 4

Tenure : Freehold

EPC D

Sq.Ft : 3662

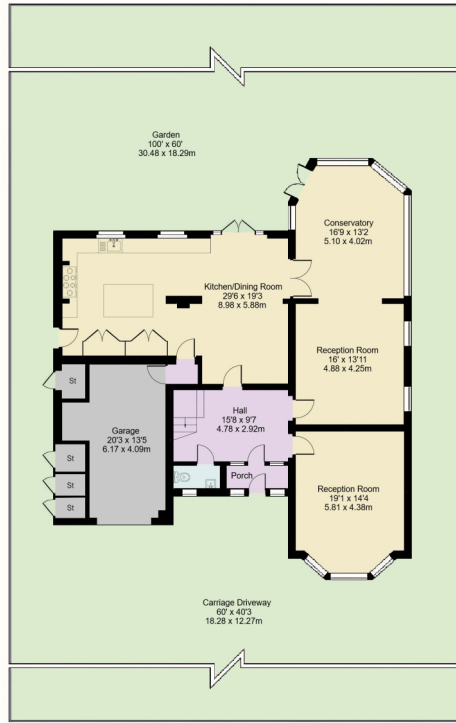


Approximate Gross Internal Area 3662 sq ft - 340.3 sq m

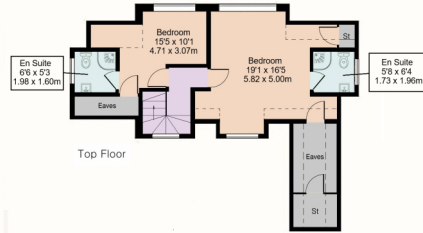
Ground Floor Area 1810 sq ft - 168.2 sq m

First Floor Area 1304 sq ft - 121.2 sq m

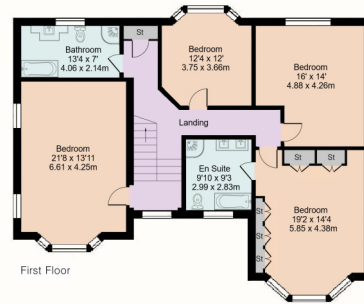
Top Floor Area 548 sq ft - 50.9 sq m



Ground Floor



Top Floor



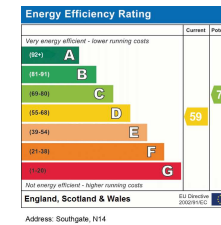
First Floor



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 as defined by RICS' code of measuring practice. No guarantee is given on 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/ternants are advised to recheck the measurements



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