







## Ulleswater Road, London, N14

Addison Townsend are delighted to offer this stunning three bedroom semi detached house brimming with period features, located on a quiet residential road in the popular Lakes Estate. The house offers; two reception rooms, kitchen/breakfast room and guest toilet on the ground floor. Three spacious bedrooms and a four piece family bathroom occupy the first floor. Externally the house offers approximately 100' West facing private rear garden and a front driveway with off street parking. The house is located within a very short walk of Broomfield Park as well as walking distance to Grovelands Park while also being just 0.4 miles to Palmers Green Station and Aldermans Hill offering a range of; shops, restaurants, coffee shops, supermarkets and local bus routes to Southgate Underground station. The property further benefits from approved planning permission for a ground floor extension to create a kitchen/family/living room; there is also the potential for an extension to the loft subject to further planning consent.





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Tenure : Freehold

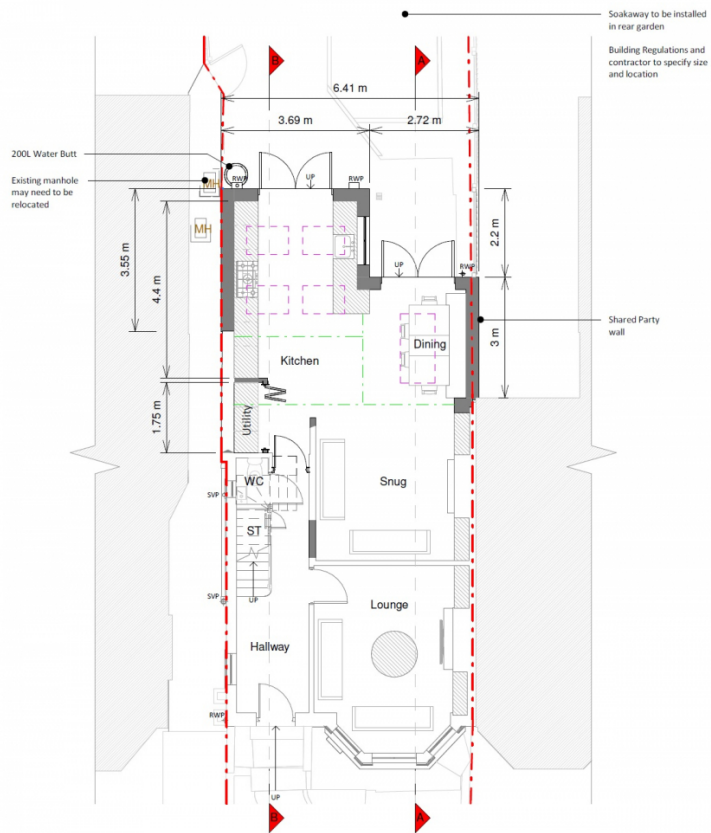
Council Tax Banding : F

EPC D

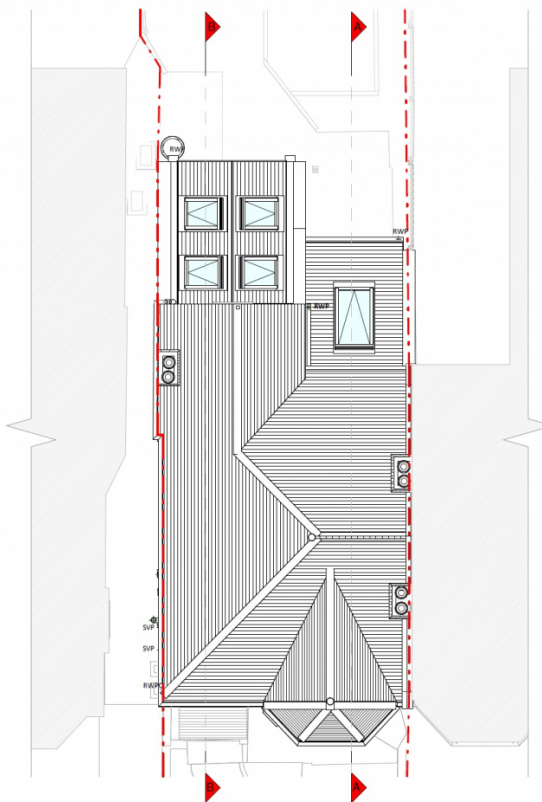
Sq.Ft : 1240







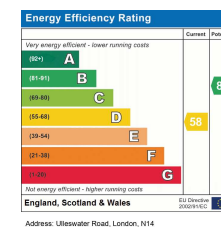
Ground Floor Plan



Roof Plan



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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