





Queen Elizabeths Drive, Southgate, London, N14

£1,325,000

Addison Townsend are delighted to offer this rare to the market, fully refurbished, double fronted semi detached five bedroom house located in this highly desirable residential location within 0.5 miles of Southgate Underground Station and walking distance to Grovelands Park offering a beautiful rural outlook. The property is beautifully presented throughout and offers two spacious reception rooms, a fully fitted kitchen/living/dining room, utility room, ground floor W.C, five well proportioned bedrooms with en-suite shower room to the master bedroom, and further family bathroom. Externally the property boasts a large storage area, fantastic, approx. 100 rear garden and large driveway providing off street parking. The property also offers a wealth of further potential for extension, including to the rear on the ground floor and loft conversion, all subject to planning consent.



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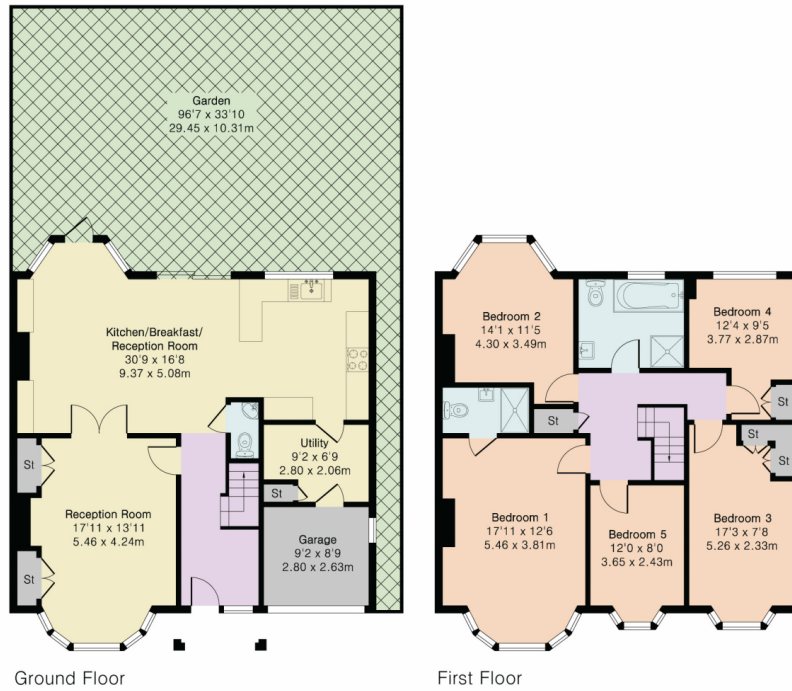
Tenure : Freehold
Council Tax Banding : G
EPC D
Sq.Ft : 1857



**Approximate Gross Internal Area 1857 sq ft - 173 sq m
(Including Garage)**

Ground Floor Area 923 sq ft – 86 sq m

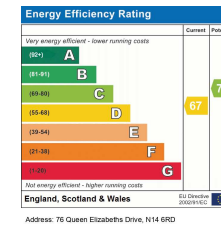
First Floor Area 934 sq ft – 87 sq m



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/ternants are advised to recheck the measurements



02088826828

www.addisontownsend.co.uk

info@addisontownsend.co.uk



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