



KNOLL DRIVE, LONDON, N14

We are pleased to offer for sale this extended 3 bedroom, semi-detached house in a desirable part of Southgate, N14. The property boasts 3 bedrooms and a family bathroom to the first floor & two reception rooms & a fitted kitchen / breakfast room to the ground floor, creating a versatile living space for a growing family. Stepping out of the French doors from the breakfast room onto the paved terrace, you will find steps up to the 60ft well-maintained, East-Facing mature rear garden. The property also features its own driveway with off-street parking for several cars on the front & side driveway & side access to the garden.

Situated within the catchment area for several of the area's more popular schools including Monkfrith, Osidge, Ashmole Primary & Ashmole Academy, this home is perfect for families. The property is also within a short walk from Southgate Underground Station (Piccadilly line) and Southgate Parade, providing easy access to the local shops, restaurants, leisure facilities and transport links.



ACCOMMODATION

* BRIGHT THROUGH LOUNGE COMPRISING LIVING & DINING ROOM * KITCHEN / BREAKFAST ROOM * 3 BEDROOMS * FAMILY BATHROOM * 60FT WELL MAINTAINED EAST FACING REAR GARDEN * PAVED OFF STREET PARKING/DRIVEWAY FOR SEVERAL CARS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £765,000 FREEHOLD

ENTRANCE HALL

Tiled flooring, access to through lounge, kitchen / breakfast room & storage cupboard.



KITCHEN 11'10" x 6'11" (3.62 x 2.12)

Dual aspect with frosted double glazed windows to the side & to the rear, as well as a partially glazed door to the side and French Doors to the rear. Ample white, high gloss floor & wall units, stone worktops, integrated oven, microwave, hob, washing machine, dishwasher & fridge freezer. Tiled flooring & splashbacks, with spotlights to the ceiling.



KITCHEN (PIC 2)



BREAKFAST ROOM 17'1" x 7'9" (5.21 x 2.37)

A different aspect, showing the breakfast room - open plan to the kitchen.



THROUGH LOUNGE

Dual aspect with double glazed window to the front & double glazed French Doors to the rear. Carpeted with coving & pendant lighting to the ceiling. Radiator.



LIVING ROOM AREA 12'3" x 11'9" (3.75 x 3.60)



DINING ROOM AREA 11'10" x 10'9" (3.62 x 3.30)



BEDROOM 1 13'2" x 12'4" (4.02 x 3.77)

Double glazed window to the front with radiator beneath. Carpeted, with fitted wardrobes & pendant lighting.



BEDROOM 2 11'10" x 9'9" (3.63 x 2.99)

Double glazed window to the rear with radiator beneath. Carpeted, with fitted wardrobes & pendant lighting to the ceiling.



BEDROOM 3 8'5" x 7'7" (2.57 x 2.32)

Dual aspect with double glazed windows to the side & rear. Carpeted.



BATHROOM

Two double glazed windows to the side. Fully tiled, with panelled bath with in-bath shower & glass shower screen, wash hand basin with vanity unit beneath & mirror above.



SEPARATE WC



VIEW OF THE GARDEN



GARDEN

60FT, East-facing garden with patio area leading up to the lawn, with mature shrub borders.



REAR ELEVATION



GARAGE

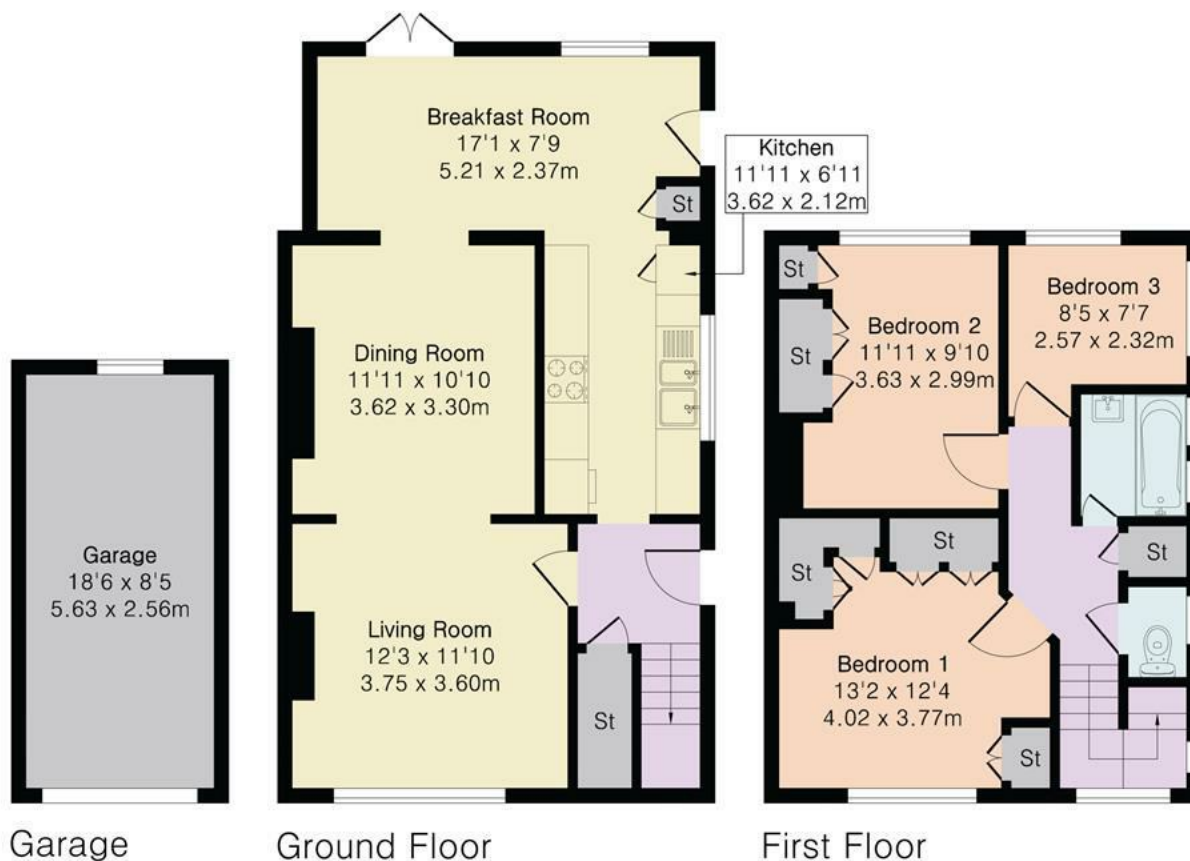


Approximate Gross Internal Area 1027 sq ft - 95 sq m (Excluding Garage)

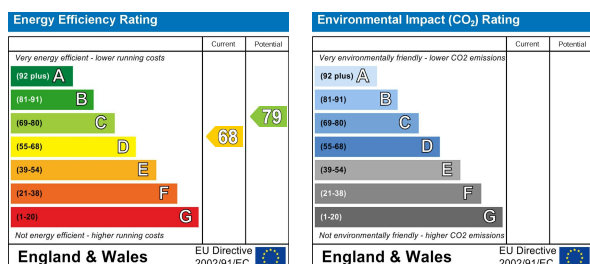
Ground Floor Area 586 sq ft – 54 sq m

First Floor Area 441 sq ft – 41 sq m

Garage Area 155 sq ft – 14 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.



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.

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