



FREEHOLD

House - Semi-Detached

# 3 UNDERNE AVENUE, LONDON, N14 7ND

## £775,000

### FEATURES

- Catchment of sought after Schools
- 1238 sq. ft
- Front Reception Room
- Utility Room
- West facing rear Garden
- Large Open Plan Kitchen/Diner
- Guest cloakroom
- Garage to Rear



# RASH & RASH

# 3 Bedroom House - Semi-Detached located in London

On the market for the first time since 1990, this attractive 1930s Cox-built family home offers generous living space, exciting potential to extend (STPP), and an enviable location within the sought after catchment for both Ashmole Primary and Ashmole Academy.

Arranged over approximately 1,238 sq. ft., the property blends charming period proportions with practical modern living. The ground floor features a bright front reception room, perfect for relaxing or entertaining, while to the rear a spacious open plan kitchen/diner creates a superb social hub overlooking the west-facing garden, ideal for enjoying afternoon and evening sun. A useful utility room, downstairs cloakroom, and direct access to the garage (via a secure gated rear alleyway) add further convenience. Upstairs, the first floor comprises of three bedrooms, along with a family bathroom and separate toilet.

The property is conveniently located for Southgate Underground Station (Piccadilly Line), offering direct access into Central London and making it an ideal choice for commuters. Overall this property offers good transport links, local amenities and outstanding schools, making it a perfect choice for families and commuters alike

Book your viewing (Open Day Saturday 18th April and 25th April) to appreciate the space, location, and future potential this wonderful home has to offer.



Call us on

02088822828

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<https://www.rashandrash.com/>

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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