Michael Wright Estate Agents

Tel. 020 8449 2255
Email. sales@michaelwright.co.uk
Web. www.michaelwright.co.uk
125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

ADDISON AVENUE, LONDON, N14

We are pleased to offer this beautifully presented 3 bedroom, 2 bathroom mid-terrace home with a 90FT rear garden, in a quiet residential road in the sought after area of Southgate.
This property offers 3 bedrooms, 2 bathrooms (one downstairs), 2 separate reception rooms with an additional room currently used as a study (which would be ideal for use as a utility room), a recently fitted luxury kitchen, 90ft garden with rear access to additional parking & garage, plus off street parking for two cars to the front. Recently renovated & rewired & has planning permission for a loft conversion.
Addison Avenue is within walking distance of the local amenities of Oakwood, Southgate & Cockfosters high streets and their amenities & Underground Stations (Picc Line).
The property is well-located for the excellent Primary and Secondary schools of the area, including St Andrews, DeBohun, Monkfrith, Vita Et Pax & Osidge Primary Schools, plus Southgate & East Barnet Secondary schools.
VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION

* BRIGHT & BEAUTIFULLY PRESENTED DOUBLE FRONTED TERRACED HOUSE * 3 BEDROOMS * 2 BATHROOMS * 2 RECEPTION ROOMS & ADDITIONAL STUDY/UTILITY ROOM * RECENTLY RENOVATED & WELL FITTED LUXURY KITCHEN * LUXURY DOWNSTAIRS BATHROOM & ADDITIONAL SHOWER ROOM WITH SEPARATE WC * APPROX 90FT GARDEN WITH GARAGE TO THE REAR * OFF STREET PARKING FOR 2 CARS ON THE FRONT DRIVEWAY * ADDITIONAL PARKING FROM REAR ACCESS * CLOSE TO EXCELLENT LOCAL SCHOOLS *
SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £700,000 FREEHOLD OFFERS OVER

ENTRANCE HALL



LIVING ROOM 17'0" x 10'9" (5.18m x 3.28m)
Double glazed window to the front with radiator beneath. Luxury vinyl flooring, with pendant lighting to the ceiling & electric fireplace.



LIVING ROOM (PIC 2)
A different aspect showing access to the kitchen.



LUXURY KITCHEN 22'9" x 8'6" (6.95 x 2.60)
Dual aspect with double glazed French Doors & window to the rear. Additional Velux windows letting in lots of natural light. Luxury vinyl flooring, pendant lighting, under counter oven, gas hob with concealed extractor fan above, stainless steel sink, black laminate worktops. Plumbed for dishwasher, washing machine & tumble dryer. White high gloss wall & base units offering ample storage.



DINING ROOM 12'4" x 10'11" (3.77 x 3.34)
Double glazed window to the front with covered radiator beneath. Luxury vinyl flooring & pendant lighting to the ceiling. Access to study/utility room which then leads to the kitchen.



LUXURY DOWNSTAIRS FAMILY BATHROOM
Tiled flooring & partially tiled walls, with a large, freestanding oval bath with shower attachment. Rectangular pedestal wash hand basin, with mirrored cabinets above. Low flush WC.



BEDROOM 1 11'2" x 10'11" (3.40m x 3.33m)
Double glazed window to the front with radiator beneath. Luxury vinyl flooring, with pendant lighting to the ceiling & inbuilt wardrobe.



BEDROOM 2 11'2" x 10'11" (3.41 x 3.34)
Double glazed window to the front, with radiator beneath. Luxury vinyl flooring, with pendant lighting to the ceiling & inbuilt wardrobe.



BEDROOM 3 7'10" x 7'7" (2.41 x 2.33)
Double glazed window to the rear with radiator beneath. Luxury vinyl flooring, with pendant lighting to the ceiling.



SHOWER ROOM
Double glazed, frosted window to the rear. Fully tiled shower cubicle, tiled flooring, wash hand basin with vanity unit beneath & mirrored cabinet above. Chrome heated towel rail.



SEPARATE WC



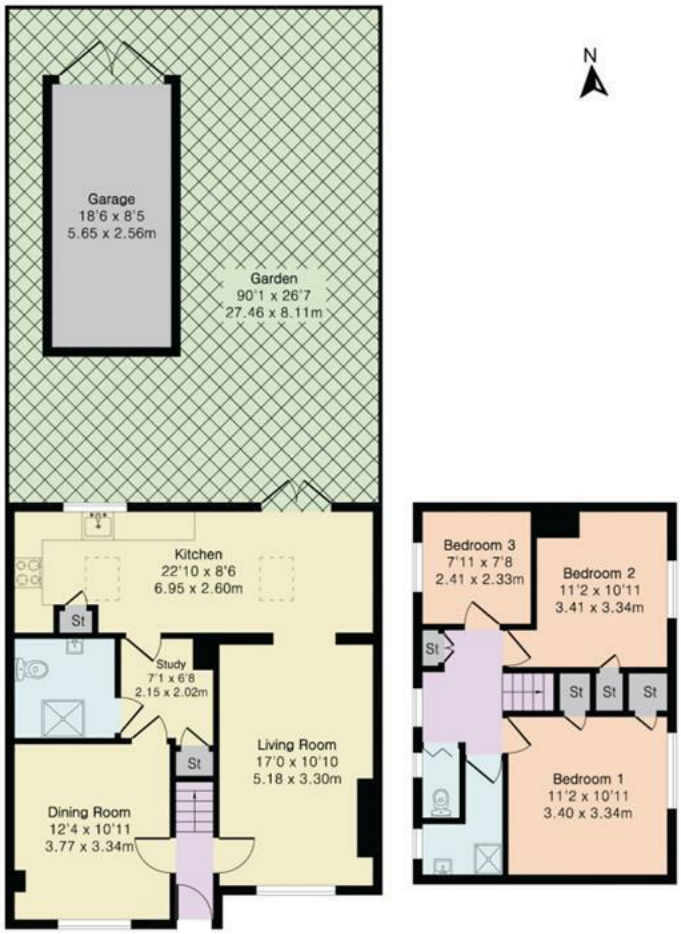
GARDEN 90'1" x 26'7" (27.46 x 8.11)
90ft garden with rear access which leads to additional off street parking and garage. Mainly laid to lawn with level patio area accessed from the kitchen.

REAR ELEVATION

REAR ACCESS DRIVEWAY

GARAGE 18'6" x 8'5" (5.64m x 2.57m)

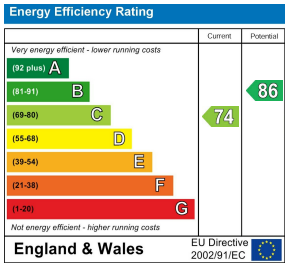
Approximate Gross Internal Area 1141 sq ft - 106 sq m
(Excluding Garage)
Ground Floor Area 699 sq ft – 65 sq m
First Floor Area 442 sq ft – 41 sq m
Garage Area 156 sq ft – 14 sq m

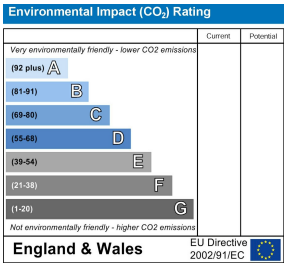


PINKPLAN

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.

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NAEA National Association of Estate Agents

PRS Property Redress Scheme

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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