



**43 Harlech Road, Southgate**  
**£1,050,000 Freehold**



# 43 Harlech Road, Southgate

- Four Bedroom End of Terrace Period House
- Two Reception Rooms
- Basement
- Downstairs WC
- Utility Room
- Boasts Character Features
- Catchment Area for St Monica's Primary School
- Walking Distance to Palmers Green Train Station
- Situated on the Highly Desirable Lakes Estate

Kings Group - Enfield Town are pleased to offer this FOUR BEDROOM PERIOD HOUSE which offers a reception room, dining room, well equipped kitchen, downstairs W.C, utility room, four bedrooms, family bathroom as well as separate W.C upstairs. There is also a basement, garden, original fireplaces, sash windows & gas central heating (untested). The property is conveniently located for access to the A406 / all of which offer good road links to the surrounding areas. In our opinion this property would make the perfect family home or ideal investment property as its within the catchment area of some of Enfield's most sought after schools including St Monica's Catholic School in addition to Palmers Green station and Broomfield Park.

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## Entrance

Front door to:

### Hallway

Window to front, stairs to first floor landing, under stairs storage cupboard, meter cupboard, double radiator, picture rail, coved ceiling smoke alarm, carpeted flooring.

### Downstairs WC

tiled splash backs, low level W.C, tiled flooring.

### Lounge 19'0 x 14'8 (5.79m x 4.47m)

Sash bay window to front, double radiator, open style wrought iron fireplace with tiled surrounding and wooden over mantle, TV point, phone point, power points, picture rail, coved ceiling, carpeted flooring.

### Dining Room 13'6 x 12'6 (4.11m x 3.81m)

Single glazed sash window to rear, double radiator, open style wrought iron fireplace with tiled surrounding and wooden over mantle, power points, coved ceiling, carpeted flooring, french door leading to lean to.

### Kitchen 17'2 x 10'0 (5.23m x 3.05m)

Single glazed sash window, single radiator, tiled splash backs, range of base and wall units with granite effect roll top work surfaces, space for cooker, gas oven, gas hob, integrated chimney style hood extractor, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, picture rail, laminate flooring.

### Utility 11'4 x 8'7 (3.45m x 2.62m)

Single glazed window to rear and side, single radiator, wash hand basin, storage cupboard, power points, tiled flooring.

### First Floor Landing

Window to side, picture rail, stripped wood flooring, doors to:-

### Bathroom

Single glazed sash window to rear, single radiator, panel enclosed bath with shower attached, pedestal wash hand basin, tiled walls, lino flooring.

### Bedroom 1 19'4 x 13'6 (5.89m x 4.11m)

Single glazed sash bay window to front, coved ceiling, two double radiator, original gas wrought iron fireplace with tiled surroundings and wooden over mantle, built in storage cupboard, power points, carpeted flooring.

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### Upstairs WC

Single window to front, single radiator, tiled splash backs, low level W.C, wash hand basin, lino flooring.

### Bedroom 2 14'0 x 12'6 (4.27m x 3.81m)

Single glazed sash window to rear, coved ceiling, radiator, original gas wrought iron fireplace with tiled surroundings and wooden over mantle, picture rail, power points, carpeted flooring.

### Bedroom 3 10'6 x 7'0 (3.20m x 2.13m)

Single glazed window to rear, coved ceiling, single radiator, original gas wrought iron fireplace with tiled surroundings and wooden over mantle, power points, carpeted flooring.

### Bedroom 4 14'9 x 11'0 (4.50m x 3.35m)

Single glazed bay window to front, single radiator, picture rail, power points, carpeted flooring.

### Garden 90'0 (27.43m)

Mainly laid to lawn with plant and shrub borders, side access, raised patio, concrete paving, outside tap, outside light.

### Basement

Single glazed window to rear, power points.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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