



## **BURLEIGH GARDENS, SOUTHGATE, N14**

We are pleased to offer for sale this BEAUTIFUL, EXTENDED AND REBURBISHED 4 BEDROOM, 3 BATHROOM SEMI DETACHED HOUSE in the heart of Southgate. An easy level walk to Southgate High Street for its shops, restaurants, leisure centre & Buses & Tube Station. This property is within the catchment for popular local schools such as Ashmole, Osidge and St Andrews primary schools.

It has been thoughtfully extended and fully refurbished to a high standard just 4 years ago. Extended to the side, rear and into the loft, the property has had a NEW ROOF, NEW WINDOWS, NEW HEATING system, NEW WIRING, as well as a NEW KITCHEN, NEW BATHROOMS and has been completely redecorated.

It boasts a 27ft Through Lounge, 14ft Kitchen/Breakfast room, Utility room and side room with ensuite shower room that could be used as a bedroom or Study to the ground floor, whilst upstairs there is a 17ft master bedroom with ensuite shower room in the loft, plus 3 other bedrooms and bathroom to the first floor. Outside there is a granite block paved driveway for 2/3 cars and a 75ft Garden to the rear, with a granite paved patio.



### **ACCOMMODATION**

\* RECENTLY EXTENDED & REFURBISHED TO A HIGH STANDARD \* NEW ROOF \* NEW ELECTRICS \* NEW HEATING SYSTEM \* NEW KITCHEN \* NEW BATHROOMS \* 27FT THROUGH LOUNGE \* SEPARATE STUDY/BEDROOM 5 \* FITTED KITCHEN / BREAKFAST ROOM \* UTILITY ROOM \* DOWNSTAIRS CLOAKROOM & SEPARATE SHOWER ROOM \* LOFT ROOM WITH LUXURY ENSUITE SHOWER ROOM \* 3 FURTHER BEDROOMS ON 1ST FLOOR \* LUXURY FAMILY SHOWER ROOM & SEPARATE WC \* OSP FOR 2/3 CARS \* 75FT REAR GARDEN \* SUMMER HOUSE \*  
\* SERVICES: GAS CENTRAL HEATING WITH MEGAFLOW SYSTEM \* FEATURES: DOUBLE GLAZING WITH PLANTATION SHUTTERS \*

**PRICE: £1,150,000 FREEHOLD**



### ENTRANCE HALL

Double glazed doors into the entrance porch. Double wooden front doors with gorgeous stained glass into the entrance hall. Herringbone Amtico flooring, pendant lighting, coving & ceiling roses. Neutrally decorated. Access to the through lounge, study/bedroom 5, the kitchen & utility room and stairs to the upper floors.



### THROUGH LOUNGE

Dual aspect with double glazed bay window to the front & French Doors to the rear, both with plantation shutters. Herringbone Amtico flooring, pendant lighting, new hand-crafted cornicing. Feature fireplace with marble & tiled surround, cast iron insert & granite hearth.





**LIVING ROOM AREA 13'8 x 11'9 (4.17m x 3.58m)**



**DINING ROOM AREA 13'1 x 12'1 (3.99m x 3.68m)**





**KITCHEN / BREAKFAST ROOM 14'4 x 12'11 (4.37m x 3.94m)**

**Dual aspect with double glazed doors & windows to the side and rear, tiled flooring, spotlights to the ceiling. Quartz worktops, upstands & splashback. Undercounter oven, gas hob with extractor above. Stainless steel butler sink, plumbed for dishwasher. High gloss, white handleless wall & base units.**



**KITCHEN BREAKFAST ROOM (pic 2)**



**STUDY / BEDROOM 5 14'7 x 6'4 (4.45m x 1.93m)**  
**Double glazed window to the front, with plantation shutters. Herringbone Amtico flooring.**



**ENSUITE SHOWER ROOM**

**Frosted double glazed window to the side. A fully tiled shower room comprising of a double shower cubicle, low flush WC, wash hand basin with vanity unit beneath & chrome fixtures & fittings.**





**UTILITY ROOM / DOWNSTAIRS WC 6'4 x 4'11 (1.93m x 1.50m)**

**Double glazed frosted window to the side. Tiled flooring & partially tiled walls. Low flush WC, plumbed for washing machine & wash hand basin with vanity unit beneath.**



**BEDROOM 1 (LOFT) 17'4 x 13'10 (5.28m x 4.22m)**

**Dual aspect, with two double glazed Velux windows to the front & a double glazed floor to ceiling window to the rear, with plantation shutters. Amtico flooring. Access to the ensuite shower room.**



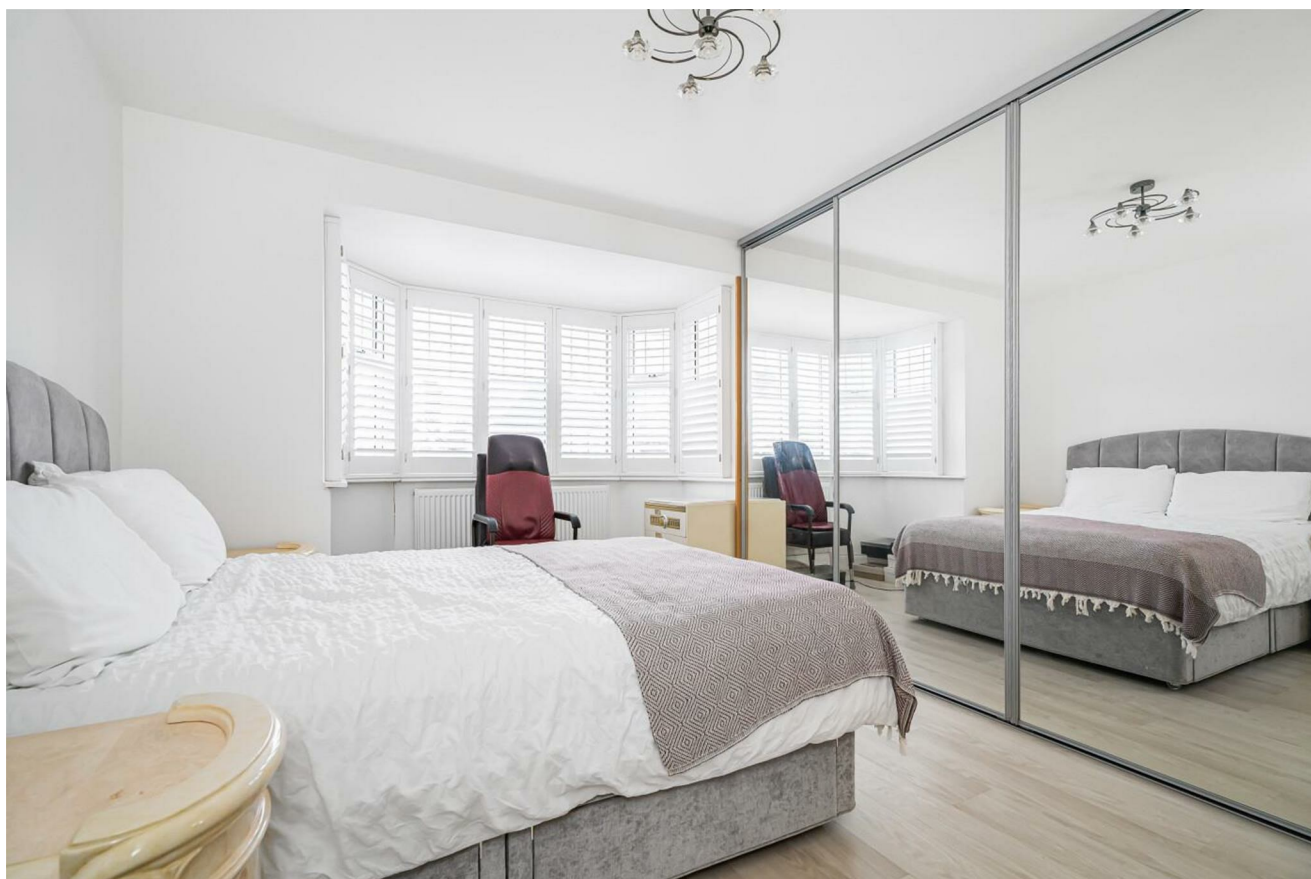
### **LUXURY ENSUITE SHOWER ROOM (LOFT)**

**Double glazed floor to ceiling window to the rear, with plantation shutters. Fully tiled luxury ensuite shower room comprising of large shower cubicle, low flush WC, wash hand basin with vanity unit beneath & mirrored cabinet above. Chrome fixtures & fittings & spotlights to the ceiling.**



### **BEDROOM 2 15'11 x 12'3 (4.85m x 3.73m)**

**Double glazed bay window to the front, with plantation shutters & radiator beneath. Amtico flooring, fitted wardrobes to one wall & pendant lighting to the ceiling.**





**BEDROOM 3 13'4 x 12'3 (4.06m x 3.73m)**

**Double glazed window to the rear, with plantation shutters & radiator beneath. Amtico flooring, fitted wardrobes to one wall.**



**BEDROOM 4 9'11 x 7'5 (3.02m x 2.26m)**

**Double glazed bay window to the front with radiator beneath & plantation shutters. Amtico flooring.**





### **LUXURY FAMILY SHOWER ROOM**

**Frosted double glazed window to the rear with plantation shutters. A fully tiled luxury shower room comprising of a large shower cubicle, low flush WC & wash handbasin with vanity unit beneath & mirrored cabinet above.**



### **SEPARATE WC**

**Frosted double glazed window to the side with plantation shutters. A fully tiled WC comprising of a low flush WC & wash hand basin with vanity unit beneath.**





**REAR GARDEN 75' (22.86m)**  
**Approximately 75ft with granite paved patio, well kept lawn & summer house at the rear.**



**REAR ELEVATION**





# Burleigh Gardens, Southgate, N14

**Approximate Gross Internal Area 1770 sq ft - 165 sq m**

Ground Floor Area 902 sq ft – 84 sq m

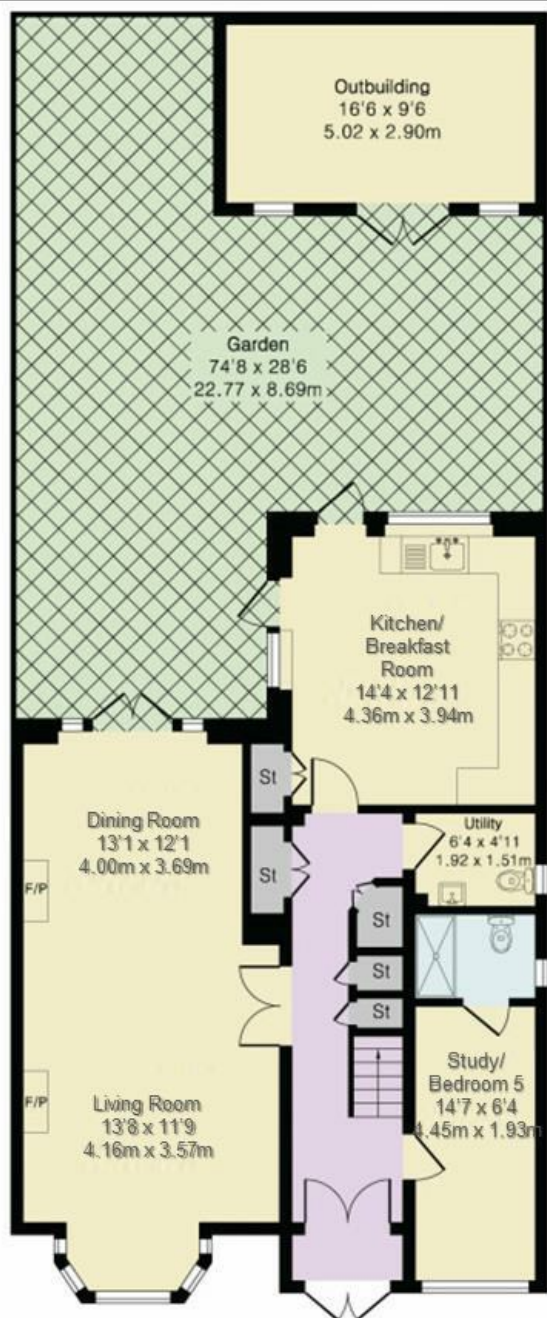
First Floor Area 545 sq ft – 51 sq m

Second Floor Area 323 sq ft – 30 sq m

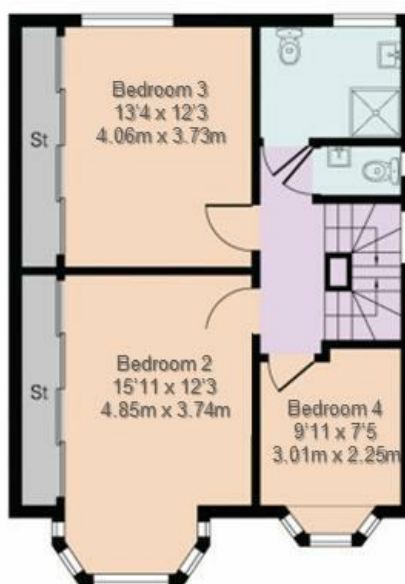
Outbuilding Area 157 sq ft – 15 sq m



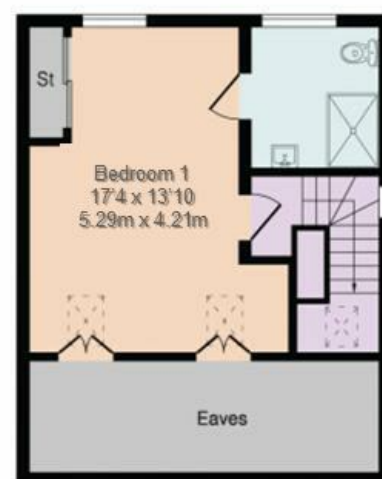
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Ground Floor



First Floor



Second Floor

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 64                      | 76        |
|   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  |                         |           |
|   |  | EU Directive 2002/91/EC |           |



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.

Call. 020 8449 2255

sales@michaelwright.co.uk