





Mandeville Road, Southgate, London, N14

£800,000

Addison Townsend are delighted to offer for sale, chain free, this spacious and exceptional three bedroom family home offering 1,669 sq. ft of accommodation located on a quiet residential road in Southgate. The home sits within the catchment for highly regarded schools including Ashmole Academy and Primary School. Transport links are convenient with Southgate Underground Station and Arnos Grove Underground Station nearby, providing direct connections into Central London. Green open spaces including Grovelands Park and Arnos Park are also within easy reach, along with Southgate's local shops, cafés and everyday amenities.

The ground floor features a bright through lounge reception room, fitted kitchen to the rear, and conservatory addition creating an ideal space for everyday living and entertaining. A guest cloakroom is on the ground floor for added convenience and there is a basement spanning the ground floor area. The first floor provides three bedrooms and a large family bathroom, offering flexible space suited to modern family living. Externally the property also benefits from a 111' South East facing rear garden with workshop to the rear and a driveway providing off-street parking for several vehicles.



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Tenure : Freehold

Council Tax Banding : E

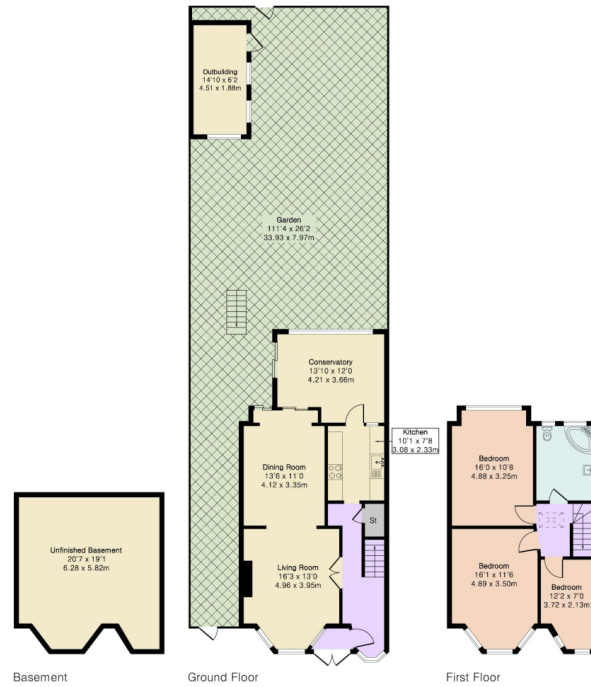
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Sq.Ft : 1760

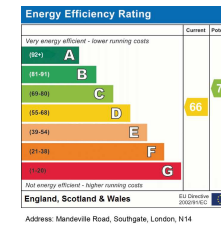


Approximate Gross Internal Area 1669 sq ft - 155 sq m
(Excluding Outbuilding)

Basement Area 365 sq ft - 34 sq m
Ground Floor Area 737 sq ft - 68 sq m
First Floor Area 567 sq ft - 53 sq m
Outbuilding Area 91 sq ft - 8 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.



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

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ADDISON TOWNSEND
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