





Linden Way, Southgate, London, N14

£725,000

Addison Townsend are delighted to offer this charming three bedroom semi detached home situated on this popular tree lined road in the heart of Southgate and borders of Oakwood. Located a short walk from Southgate and Oakwood Tube Stations (Piccadilly Line) and the High Street. The property is also in catchment for sought after schools in the area, making this an ideal home for a family.

The property has been well maintained by its current owners and offers ample space for the growing family with over 1200+ square foot of internal living space. The accommodation offers a large front reception room, extended and spacious living/dining room, modern fitted kitchen and guest cloak room on the ground floor. The first floor offers three generous sized bedrooms all with bay windows and a family bathroom.

Additional benefits include a beautiful rear garden spanning 100' and paved front driveway offering off street parking. There is also potential to extend the property further (Subject to planning permission).



2 3 1

Tenure : Freehold

Council Tax Banding : F

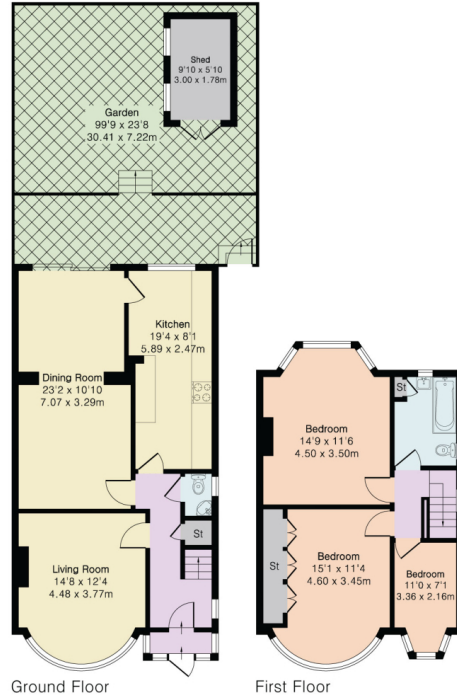
EPC D

Sq.Ft : 1212



**Approximate Gross Internal Area 1212 sq ft - 113 sq m
(Excluding Outbuilding)**

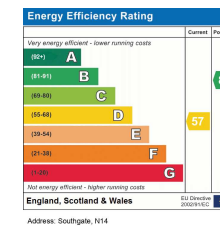
Ground Floor Area 697 sq ft – 65 sq m
First Floor Area 515 sq ft – 48 sq m
Outbuilding Area 57 sq ft – 5 sq m



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/tenants are advised to recheck the measurements



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