



CHASE ROAD, OAKWOOD, N14

For the first time since 1958, we are pleased to offer for Sale this CHAIN FREE, purpose-built 4-bedroom detached home set on a corner plot, in need of some renovation and with plenty of scope to extend (subject to the usual permissions), all within a few minutes walk of Oakwood station & Parade.

This property boasts larger than average rooms. On the ground floor, there are 2 inter-connecting reception rooms (a 16ft living room, a 16ft dining room), a 16ft kitchen/breakfast room, plus downstairs WC & integral garage with potential to convert to another useable living space, subject to the usual consents. To the first floor, you will find 4 bedrooms (3 doubles and a single), and a family shower room, whilst outside there is a block-paved driveway with off street parking for several cars and a well-maintained 50ft x 40ft rear garden.

The property is ideally located for some of the area's excellent local schools such as Ashmole, Southgate, St Andrew's, Osidge and Wolfson Hillel, making it perfect for young families and with local parks, shops and transport links at Oakwood just a short walk away.

This home is a must-see and offers plenty of space & potential for a growing family.



ACCOMMODATION

* DETACHED WITH PAVED DRIVEWAY OFFERING OSP FOR MULTIPLE CARS * BRIGHT
ENTRANCE HALL * 2 RECEPTION ROOMS * ADDITIONAL 16FT KITCHEN/DINER * DOWNSTAIRS
WC * 4 BEDROOMS (3 DOUBLES & A SINGLE) * 50FT REAR GARDEN * INTEGRAL GARAGE *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £1,050,000 FREEHOLD

EXTERIOR SIDE
Showing access to the driveway from another angle.



HALLWAY

A bright and spacious entrance hall giving access to the living room, dining room, kitchen, guest WC & stairs leading up to the first floor. Carpeted, with wall hug lighting. Radiator.



LIVING ROOM 16'3" x 13'6" (4.96m x 4.13m)

**Dual aspect with double glazed patio door to the side & double glazed window to the front with radiator beneath.
Carpeted, with pendant lighting & coving to the ceiling.**



LIVING ROOM PIC 2

A different aspect showing access to the dining room.



DINING ROOM 16'3" x 12'5" (4.96 x 3.79)

Dual aspect with double glazed windows to the side and rear. Carpeted, with pendant lighting & coving to the ceiling.



KITCHEN 16'0" x 10'9" (4.90 x 3.30)

Dual aspect with double glazed windows to the rear and frosted double glazed door to the side. Tiled flooring & splashback, plumbed for washing machine, fitted double oven, gas hob. Ample wall & base units. Radiator.



KITCHEN PIC 2



DOWNSTAIRS WC



LANDING

Bright & airy landing leading to all four bedrooms & the family shower room.



BEDROOM 1 16'3" x 13'6" (4.96m x 4.13)

Double glazed window to the side with radiator beneath. Carpeted, with pendant lighting to the ceiling and fitted wardrobes to one wall.



BEDROOM 1 - PIC 2



BEDROOM 2 16'8" x 12'5" (5.10 x 3.79)

Double glazed window the side with fitted dressing table beneath. Carpeted, with fitted over-bed wardrobes to one wall.



BEDROOM 3 16'3" x 10'1" (4.96 x 3.09)

Double glazed window and balcony door to the front. Carpeted, with access to front balcony. Fitted wardrobes to one wall.



BEDROOM 4 10'9" x 9'6" (3.29 x 2.90)

Double glazed window to the rear with radiator beneath. Carpeted, with fitted cupboard & sink with vanity unit beneath.



FAMILY SHOWER ROOM

Dual aspect with double glazed frosted windows to the side & rear. Fully tiled, with walk in shower, wash hand basin with vanity unit beath & wall hung WC with hidden cistern & chrome flush plate.



GARDEN

50ft East facing garden, mainly laid to lawn with brick built outbuilding, patio area & bordered by mature trees & shrubs.



REAR ELEVATION



COVERED SIDE ACCESS TO GARDEN
Showing covered access from the front driveway to the rear garden.



AI ENHANCED VERSION OF FRONT OF THE PROPERTY

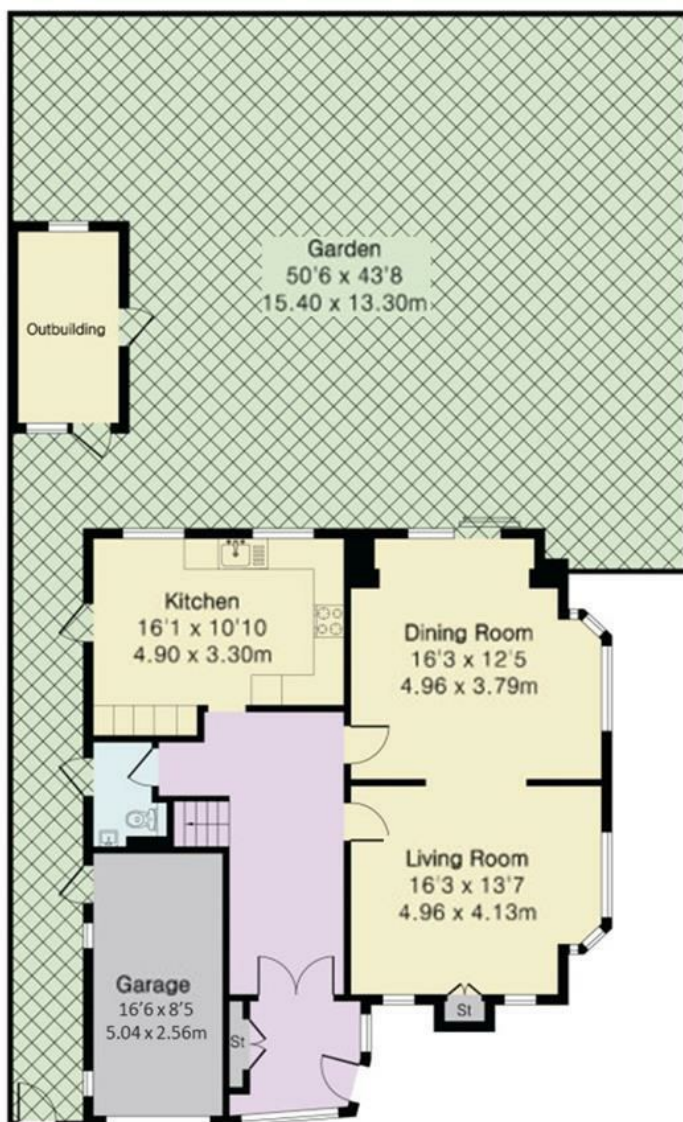
Using an AI enhancement tool we have generated a version of what this property could potentially look like.



AI ENHANCED VERSION OF THE REAR OF THE PROPERTY

Using an AI enhancement tool we have generated a version of what this property could potentially look like.





Ground Floor



First Floor

Chase Road, Southgate, N14

**Approximate Gross Internal Area 1976 sq ft – 182.8 sq m
(Including Garage)**

Ground Floor Area 931 sq ft – 86 sq m

First Floor Area 906 sq ft – 84 sq m

Garage Area 139 sq ft – 12.80 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.



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		56	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

