



The Close, London

Asking Price £1,399,995

Havilands

the advantage of experience



- Rare Opportunity
- Detached Home
- South facing garden
- 4/5 Bedrooms
- Recently refurbished
- En-suite to master
- 2350sqft of living accommodation
- Off street parking for 3+ cars
- Mature garden with side access.
- Sought after location



For more images of this property please visit havilands.co.uk



RARE OPPORTUNITY - Substantial, luxury, character detached home located on The Close in Southgate - a very sought after location near to Ashmole school, an Outstanding Ofsted rated school.

Offering a large entrance hallway, an open plan kitchen/dining area with access to a separate reception room & a study. In addition there is another reception room downstairs, currently used as the 5th bedroom as well as a downstairs cloakroom, utility room & additional storage.

The kitchen & lounge have stunning views of the secluded south facing garden; the property has recently been renovated to a high standard with a high spec kitchen, new bathrooms & flooring throughout.

Upstairs there are 4 bedrooms - 1 with an en-suite; a family bathroom and a dressing room. At the front of the property there is off street parking for several cars plus a well maintained mature garden to the rear. This beautiful property has been well maintained throughout and offers 2350 sqft of living space.

For more images of this property please visit havalands.co.uk



<p>GROSS INTERNAL AREA (GIA) The footprint of the property 218.14 sqm / 2348.04 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, restricted head height 202.09 sqm / 2175.28 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.8 m 9.76 sqm / 105.06 sqft</p>
--	--	--	---



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 217.36 sqm / 2339.64 sqft
IPMS 3C RESIDENTIAL 204.60 sqm / 2202.30 sqft
SPIC ID: 6078642c6a5b0f0d0cd3ca1897

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY



the advantage of experience