



*28 the rye
southgate, n14 4lx*



four
bedrooms



two
bathrooms



offered on a
chain free basis



modernised
throughout



one allocated
parking space



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right at home on the rye
4 bedroom family home

mi-homes.co.uk

£700,000
guide price



this deceptively large town house built on three floors is just waiting for someone to move in and settle down, with very little to do other than add personal touches. the clean lines of the property lend themselves to minimalistic lifestyles while also offering opportunities for colourful design if required. wooden flooring throughout the ground floor provides a warm and natural ambience, a perfect match for the simple white hues of the walls and ceilings.

description

leading from the paved pathway and front door to the entrance hall offers an inviting welcome to any visitors. the expansive staircase is to the left of a roomy passage into a tastefully modern kitchen. the next two floors both offer similar elegant design with two bedrooms on each. a large, modern, shower room on the first floor and a similarly large bathroom on the second floor adds all that is required for easy living. bedrooms and staircases are tastefully carpeted, giving a sense of opulence and comfort. again, the neutral colours are an easy match for any type of additional design or styling. this property also comes with an allocated parking space to make life even easier for the occupier.



the passage flows into a large reception room with patio doors giving easy access to the meticulously designed and maintained garden – beautifully and newly fenced to offer privacy and security to the new owners.



location

there are few properties that offer so much convenience on the door stop – from a wealth of transport facilities, schools, supermarkets, leisure opportunities to the many open spaces. the postcode is in the london travel to work area and there are three underground stations within easy access – southgate just a short walk then oakwood (1km) and cockfosters (2km) providing speedy services to and from the capital.

west grove primary, osidge primary school, and st andrew's southgate primary school (ce) have similarly excellent reports.

when it comes to secondary schools, ashmole academy is close by and an unashamedly academic establishment. southgate school has a similarly good reputation and has state-of-the-art facilities for the arts, sport and IT.

there are also three mainline stations, all less than 2.5km and include winchmore hill, grange park and oakleigh park.

feeding the family or just nipping out for some milk is easy - supermarkets nearby include aldi, asda, co-operative food, costcutter, lidl, m&s simply food, morrisons, sainsbury's, tesco and waitrose.

when it comes to schools, they all jostle for position when it comes to academic success with most being described as either 'good' or 'outstanding' by ofsted. wolfson hillel primary school is now a two-form entry jewish nursery and primary academy.

there's plenty to offer any resident of this highly popular, peaceful cul-de-sac. please contact one of our property consultants at your earliest convenience to avoid potential disappointment.



the kitchen has been fitted with modern, semi handless units, in addition to being fully integrated with the luxury of a double fridge and freezer. the worksurfaces are fitted bespoke and made from natural stone.

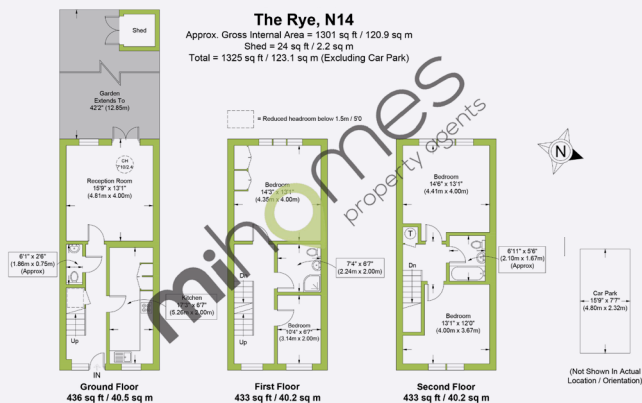
overview

recently modernised throughout	close to all local amenities
4 bedrooms	an array of educational facilities nearby
2 bathrooms	fantastic transport links
1 allocated parking space	an abundance of open green space close by
contemporary interiors	chain free

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floorplan



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