



 **4**
Bedrooms

 **2**
Bathrooms



Mantlestates are please to offer this 4 BEDROOM SEMI DETACHED HOUSE in quiet gated location. Boasting a kitchen/diner, seperate lounge & en-suite to main bedroom. Very well located to Southgate & Oakwood Tube Station, Southgates shopping facilities & Schools. Easy Access to M25. OFFERED CHAIN FREE.

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ENTRANCE HALL 11' 10" x 4' 05" (3.61m x 1.35m)

Double radiator, laminate floor, dado rail, storage cupboard housing the gas central heating boiler.

FRONT RECEPTION 13' 09" x 8' 04" (4.19m x 2.54m)

Window to the front aspect, laminate flooring, radiator, storage cupboards.

STORAGE:

HALLWAY 5' 01" x 8' 03" (1.55m x 2.51m)

Dado rail, laminate floor, storage cupboard.

CLOAKROOM 4' 05" x 5' 03" (1.35m x 1.60m)

4'05X3'09 < 5'03 Wash hand basin with mixer tap, washing machine, low-level flush w/c, extractor, and radiator.

HALLWAY 5' 01" x 5' 01" (1.55m x 1.55m)

Dado rail, laminate flooring, radiator.

REAR RECEPTION 15' 02" x 13' 03" (4.62m x 4.04m)

15'02 X 8'00 < 13'03 Double glazed door to the garden, double glazed window to the rear aspect, laminate floor, 2 radiators, 2 skylight windows.

KITCHEN 11' 00" x 4' 09" (3.35m x 1.45m)

Wall & base units. gas hob, electric oven, dishwasher, laminate flooring, part tiled walls, extractor, roll edge work surface, stainless sink drainer with mixer tap.

LANDING 12' 00" x 3' 07" (3.66m x 1.09m)

Carpet, double radiator.

FRONT BEDROOM 15' 02" x 8' 08" (4.62m x 2.64m)

Double-glazed window to the front aspect, double radiator, carpet.

EN-SUITE 9' 05" x 4' 01" (2.87m x 1.24m)

Double glazed window to the front aspect, heated towel rail, low-level flush w/c, wash hand basin in vanity unit with mixer tap, shower cubicle, tiled wall, tiled floor, extractor.

BATHROOM 11' 00" x 4' 09" (3.35m x 1.45m)

Double glazed window to the side aspect, low-level flush w/c, wash hand basin in vanity unit with mixer taps, heated towel rail, jacuzzi bath with mixer tap & shower attachment, extractor, tiled wall & tiled floor.

REAR BEDROOM 11' 01" x 6' 10" (3.38m x 2.08m)

Double-glazed window to the rear aspect, carpet, and dado rail.

REAR BEDROOM 11' 02" x 6' 00" (3.40m x 1.83m)

Double glazed window to the rear aspect, carpet, double radiator.

LOFT LANDING 7' 00" x 5' 02" (2.13m x 1.57m)

Carpet, Velux window, storage cupboard.

REAR BEDROOM 9' 02" x 13' 03" (2.79m x 4.04m)

(9'02 < 13'03) X 9'01 > 5'01) Double glazed window to the rear aspect, carpet, double radiator.

STUDY/ OFFICE 7' 00" x 9' 01" (2.13m x 2.77m)

Laminate flooring, double radiator, Velux window, extractor.

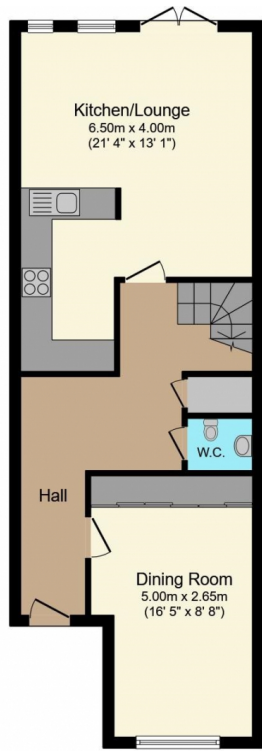
GARDEN 34' 00" x 18' 00" (10.36m x 5.49m)

The patio area is mainly laid to lawn, garden shed, security lighting, power point, water tap, and side access.

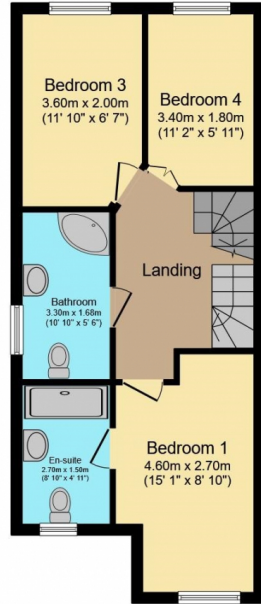


£749,950

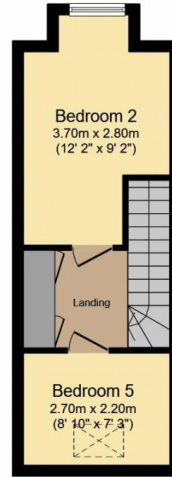
St Johns Close, SOUTHGATE N14 4LF



Ground Floor



First Floor



Second Floor

Total floor area 124.9 sq.m. (1,344 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

