





Mantlestates are pleased to offer this **EXTENDED 3 BEDROOM TERRACED HOUSE** in a quiet location with a large garden, garage, parking for several cars & 2 shower rooms. Catchment to popular schools, easy access to Southgate & Cockfosters shopping facilities. Short Walk to Oakwood Tube Station (Piccadilly Line) & **OFFERED CHAIN FREE.**

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ENTRANCE HALL: 6' 03" x 3' 09" (1.91m x 1.14m)

Double glazed front door, radiator, laminated flooring, coving to ceiling.

FRONT LEFT RECEPTION: 12' 06" x 11' 00" (3.81m x 3.35m)

Double glazed window to front aspect, radiator, laminated flooring, coving to ceiling.

LOBY AREA: 7' 01" x 3' 07" (2.16m x 1.09m)

Storage cupboard: 8.00" x 2.10": shelving. Storage cupboard: 2.09" x 3.01": shelving, electric fuse board.

SHOWER ROOM (ground floor): 7' 00" x 7' 00" (2.13m x 2.13m)

Walk-in shower, bidet, low-level flush water closet, extractor, tiled walls, tiled flooring, heated towel rail, wash hand basin with mixer tap, mirrored storage cabinet.

KITCHEN-DINER: 8' 05" x 23' 00" (2.57m x 7.01m)

Double glazed window to rear aspect x 2, double glazed to garden, wall and floor standing kitchen units, stainless steel drainer with mixer tap, gas hob, electric oven, extractor, radiator, sky-lights to rear aspect x 2.

FRONT RIGHT RECEPTION: 17' 00" x 10' 10" (5.18m x 3.30m)

Double-glazed window to front aspect, laminated flooring, brick fireplace.

LANDING: 9' 00" x 5' 05" (2.74m x 1.65m)

Double glazed window to rear aspect, stairs with carpet, radiator, laminated flooring, storage cupboard housing gas central heating boiler, loft access.

FRONT BEDROOM: 11' 00" x 11' 01" (3.35m x 3.38m)

Double glazed window to front aspect, radiator, laminated flooring, fitted wardrobes, 2 x storage cupboard.

SHOWER ROOM: 5' 00" x 5' 10" (1.52m x 1.78m)

Double glazed window to front aspect, walk-in shower cubicle, wash hand basin in vanity unit with mixer tap, heated towel rail, tiled floor, spotlights, extractor.

SEPARATE WC: 4' 08" x 2' 09" (1.42m x 0.84m)

Double glazed window to rear aspect, low-level flush water closet, laminated flooring, part tiled walls.

REAR BEDROOM:

Double glazed window to rear aspect, laminated flooring, radiator, built-in wardrobes x 2.

FRONT BEDROOM: 9' 02" x 9' 10" (2.79m x 3.00m)

Double-glazed window to front aspect, laminated flooring, built-in wardrobes x 2

GARDEN: 26' 00" x 90' 00" (7.92m x 27.43m)

The Garden is separated into 2 sections: First section: 32.08 ft (long) x 26.00 ft (wide): patio, lawn, fruit tree. Second section: 58.00 ft (long) x 26.00 ft (wide): off-street parking for several cars.

GARAGE: 19' 09" x 8' 09" (6.02m x 2.67m)



£599,950
Addison Avenue, Southgate London N14

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Addison Avenue, Southgate London N14

