



 **3**
Bedrooms

 **1**
Bathroom





Addison Townsend are delighted to offer this, rare to the market, semi detached three bedroom house located in this highly desirable residential location within 0.4 miles of Southgate Underground Station and walking distance to Grovelands Park offering a beautiful rural outlook. The property offers two spacious reception rooms, a fully fitted kitchen/breakfast room, ground floor W.C, three well proportioned bedrooms and family bathroom. Externally the property boasts an attached garage to side, approx. 100' rear garden and large driveway providing off street parking. The property also offers a wealth of potential for extension including; to the rear on the ground floor, garage conversion and first floor extension above the garage to create a double fronted property, and loft conversion; all subject to planning consent.

Offered for sale chain free.

Entrance Porch 3' x 6' (0.93m x 1.85m)

Entrance Hall 6' x 17' (1.84m x 5.19m)

Under stairs storage cupboard, Radiator, Coved ceiling

Cloakroom 3' x 4' (0.92m x 1.22m)

Wall mounted hand wash basin, Low flush w.c, Amtico flooring, Radiator, Tiled walls

Front Reception 16'10 x 13'6 (5.12m x 4.12m)

Double glazed bay window to front aspect, Radiator, Coved ceiling,

Rear Reception 15'1 x 13'6 (4.60m x 4.12m)

Double glazed bay window to rear aspect, Double glazed door to rear aspect opening to garden, Coved ceiling, Radiator.

Kitchen/Breakfast Room 15' x 10'4 (4.58m x 3.15m)

Double glazed door to rear aspect opening to garden, Tiled walls, Double glazed window to rear aspect, Wall & base units with roll top work surfaces, Stainless steel mixer tap with drainer sink, Integrated fridge/freezer, Plumbed for washing machine, Integrated dish washer, Integrated gas hob with overhead extractor fan, Integrated double oven & grill, Amtico flooring, Radiator.

Landing 3'1 x 8' (0.94m x 2.44m)

Double glazed frosted stain glass window to side aspect

Bedroom One 16'10 x 11'4 (5.12m x 3.46m)

Double glazed bay window to front aspect, Fitted wardrobes, Radiator, Coved ceiling

Bedroom Two 15'1 x 11'9 (4.60m x 3.59m)

Double glazed bay window to rear aspect, Fitted wardrobes, Radiator,

Bedroom Three 8'6 x 8'6 (2.60m x 2.60m)

Double glazed bay window to front aspect, Radiator, Fitted wardrobe

Bathroom 8' x 8' (2.44m x 2.46m)

Radiator, Tiled walls, Access to loft, Shower cubicle with shower attachment, Double glazed frosted window to rear aspect, Low flush w.c, Panel enclosed bath with twin taps & shower attachment, Vanity hand wash basin with twin taps

Garden 115'6 x 33'8 (35.2m x 10.27m)

Patio, Steps down to lawn, Side access gate

Garage 18'8 x 8'7 (5.68m x 2.61m)



Approximate Gross Internal Area 1466 sq ft – 136 sq m
Ground Floor Area 907 sq ft – 84 sq m
First Floor Area 559 sq ft – 52 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Wynchgate, London, N14



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

