



mihomes
prime

35 shamrock way
london, n14 5sa



five
bedrooms



en-suite
bathroom



off street parking
& garage



fitted
wardrobes



2,398 square
foot of space



large
garden



outdoor
jacuzzi

mi-homes.co.uk

serene number 35 shamrock way *5 bedroom detached family home*

a wonderful warm abode including five spacious bedrooms expanding into a magnificent open green space with its enchanting garden, off street parking and close proximity to southgate station. with a combined 2398 square feet, each room has a charismatic charm with its timeless designs.



OVERVIEW:

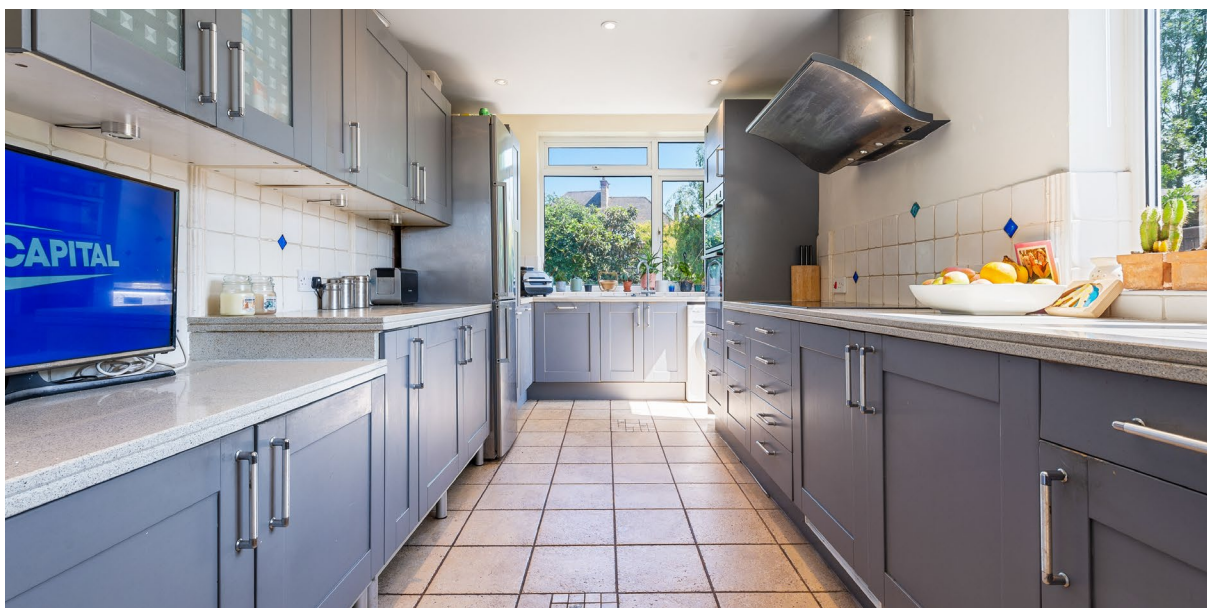
- 5 bedroom detached residence
 - fitted wardrobes
 - wide plot
 - off street parking and garage
 - en-suite bathroom
 - large reception room
 - 2,398 square foot of space
 - garden with outdoor jacuzzi
 - integrated kitchen with stone work surfaces
 - open dining area
-

presenting its attractive features such as spacious wardrobes, frosted glass divisions, solid oak flooring and sophisticated lighting throughout. it highly invites you to the entrance thanks to the stoned mosaic driveway, immediately draws your gaze to the capacious doorway leading into its expansive hallway with a roomy downstairs cloakroom.

the ground level of the building features a front dining room with open bay windows overseeing shamrock way alongside its eye-catching french doors. alongside a spacious lounge that overlooks the garden, it's socially perfect to accommodate family and friends.

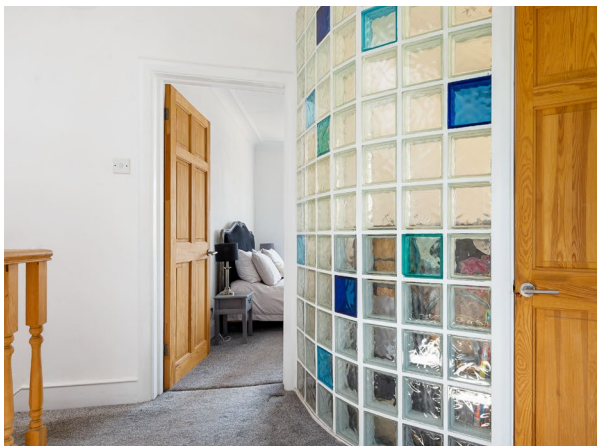


following this, the kitchen features a blend of modern and classic design elements, incorporating an electric stove, ample countertop space, storage options, and enough room to accommodate various appliances. additionally, extends into a bright reception room, offering a delightful view of the garden followed by an attractive patio and outdoor jacuzzi.





swiftly moving upstairs, the delightful stained-glass division curves a striking turn into the master bedroom with built-in wardrobe space, en-suite bathroom and the continuation of this feature is resembled on the bow window.





LOCATION:

shamrock way is situated in a quiet residential area. yet still accessible to local clinics, cafes and nurseries with convenient access to transportation links such as the underground train services via southgate station and a short distance away to arnos grove station. the a10 and a406 north circular roads are within very easy distance and there is a wealth of bus routes in and out of the immediate area. ashmole primary school is also close by that caters to provide an inclusive school community

as being one of the early 'academy converters' as an academy school with an outstanding ofsted rating.

when you're yearning to step out into the refreshing outdoors during weekends or evenings, you'll discover an abundance of green open spaces and parklands nearby. within walking distance, you'll find brunswick park and ivy road recreation ground, offering picturesque settings for leisurely strolls.



valuable information

EDUCATION:

primary schools:

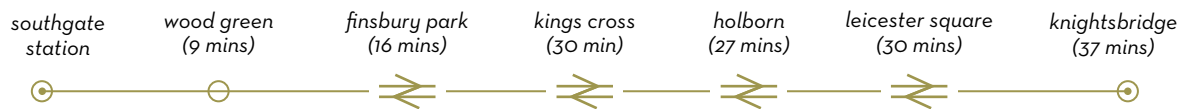
- 🎓 salcombe preparatory school (ofsted rated good) 0.4 miles away
- 🎓 brunswick park primary school (ofsted rated good) 0.5 miles away
- 🎓 osidge primary school (ofsted rated good) 0.4 miles away

secondary schools:

- 🎓 ashmole academy (ofsted rated good) 0.4 miles away
- 🎓 st andrew the apostle greek orthodox school (ofsted rated good) 0.9 miles away
- 🎓 southgate school (ofsted rated good) 1.4 miles away

TRANSPORTATION:

southgate station (piccadilly) is 0.7 miles away with direct access to kings cross station from under 30 minutes.



southgate is a london underground station on the piccadilly line, for which it is a couple of stops away from cockfosters station within the northern terminus. the station is located on southgate circus (a1004) approximately ten miles (16 km) from central london. it is on the boundary of the london borough of barnet. the station is in travelcard zone 4 and the next station towards central london is arnos grove.



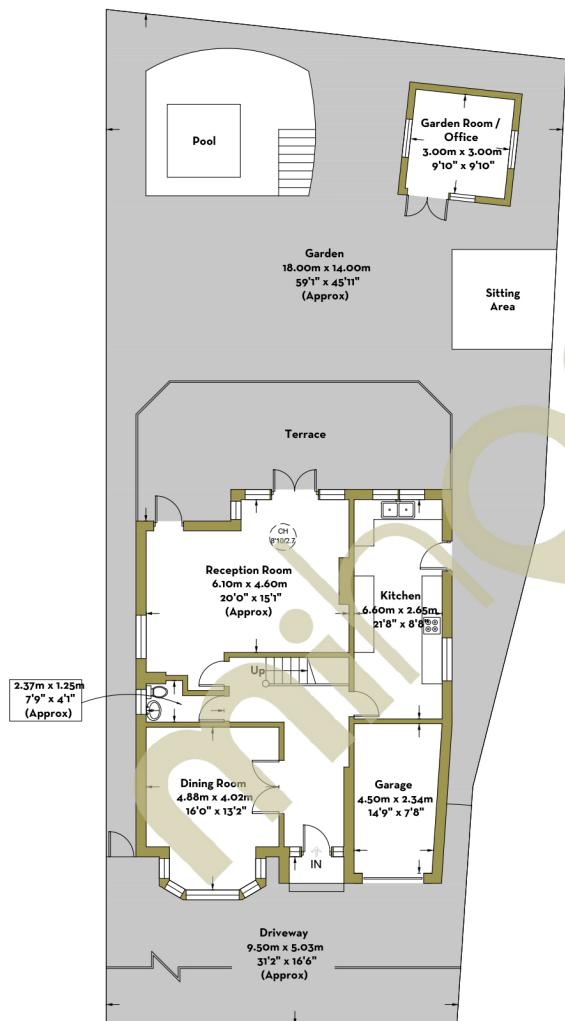
floorplan:



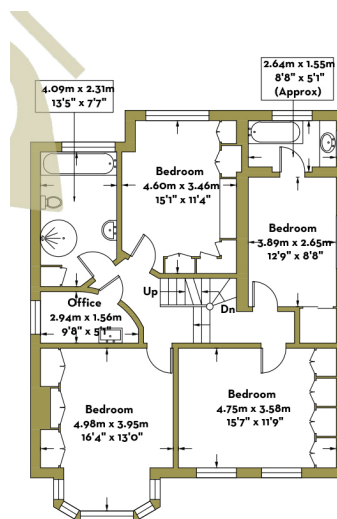
35 SHAMROCK WAY
LONDON, N14 5SA

- approximate gross internal floor area: 2077 sq ft / 193 sq m
- reduced head room / eaves storage: 104 sq ft / 9.7 sq m
- garage/garden room/office: 217 sq ft / 20.2sq m
- total: 2398 sq ft / 222.9 sq m

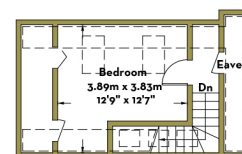
this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 979417)



Ground Floor = 893 sq ft / 83.0 sq m



First Floor = 1006 sq ft / 93.5 sq m



Second Floor = 282 sq ft / 26.2 sq m
(Including Reduce Headroom / Eaves)

5 reasons you can trust us *to secure your new home:*

1

dedicated whatsapp group for effective sales progression

2

low fall through rate (just 6.5%) compared to a
national average of over 35%

3

an average of 9 weeks between sale
agreed and completion

4

outstanding client service
(4.8/5 stars from over 280 google reviews)



5

over 80% of business generated solely by recommendations

CONTACT:



+44 (0) 20 7323 9574



HELLO@MI-HOMES.CO.UK



MI-HOMES.CO.UK



9 ONSLOW PARADE, HAMPDEN SQUARE,
SOUTHGATE, N14 5JN

SOCIAL:



MI.HOMES



MIHOMESPROPERTYAGENTS

#youdeservemore

*we would love to help you make this
dream a reality. let's talk.*