

37a

MONKFRITH  
WAY

mi land & new homes



*magnificent monkfrith way  
three bedroom family home*

**£850,000 - £900,000**  
*guide price*

*this delightful, brand new, three-bedroom, detached family residence offers a vast amount of open plan living space, and is tastefully decorated with clean, neutral colours throughout, ready for the right family to implement their personal stamp to this home.*



*description*

with plenty of kerb appeal, thanks to a large, paved, driveway suitable for parking up to three cars, this is an imposing house which offers a sense of grandeur and luxury from first sight.

the ground floor consists of a fully integrated, large open plan kitchen diner with bosch appliances, alongside a guest w/c. windows across the ground floor flood the home with plenty of natural light - teamed with triple

aluminium bi folding doors, which lead you into the landscaped rear garden. the secluded garden has a patio, in addition to a newly landscaped lawn area providing perfect areas for seating, entertaining or just enjoying the pleasure of being outdoors.

this is a property with plenty to offer any home buyer looking for character, style and ease of maintenance alongside the perfect location for almost any purpose.





the first floor offers three double bedrooms, which are well served by a sizeable family bathroom which is fully tiled and fitted with chrome fixtures and fittings throughout.



## location

monkfrith way is a popular location in a prime residential area with plenty of choice when it comes to excellent schools, transport, restaurants, supermarkets, leisure facilities and much more.

southgate tube station is nearby and offers regular trains in and out of london while further transport links include the a110, a10 and a1 which are within an easy drive while bus routes travelling regularly to and from the area are within easy access.

there is also an incredible selection of schools including nursery, primary and secondary – all within easy access thanks to the excellent transport systems.

outdoor space in the location of this property is also readily available, with a selection of parks offering a range of areas to explore all year round. oakwood park offers its own playground facilities making it ideal for families with children while grovelands park is popular for all ages.

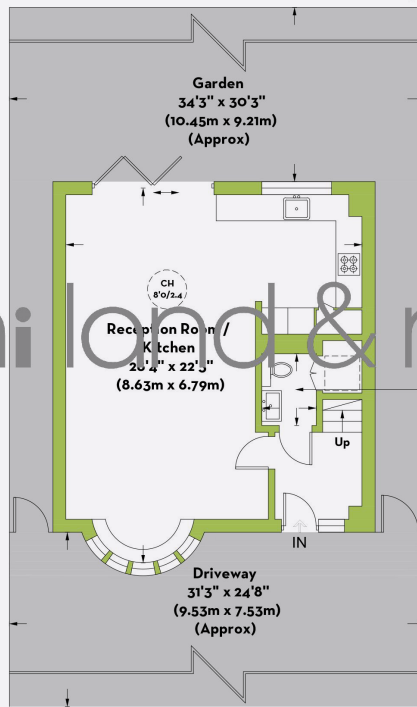
*floorplan:*

37a monkfrith way  
london, n14 5lx

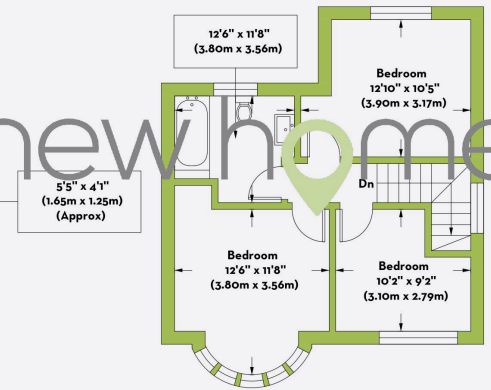


- epc rating: c
- council tax band: e

*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: 992981)*



First Floor = 474 sq ft / 44 sq m



**Monkfrith Way, N14**

Approximate Gross Internal Floor Area  
(Excluding Reduced Headroom)  
1035 sq ft / 96.2 sq m  
Reduced Headroom  
9 sq ft / 0.8 sq m

*overview*

- |  |                                 |
|--|---------------------------------|
| fully integrated kitchen with bosch appliances   | three bedroom home              |
| nearby to excellent education facilities         | new build                       |
| close to all amenities and great transport links | detached family residence       |
| offered on a chain free basis                    | landscaped rear garden          |
|  | off street parking via driveway |

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