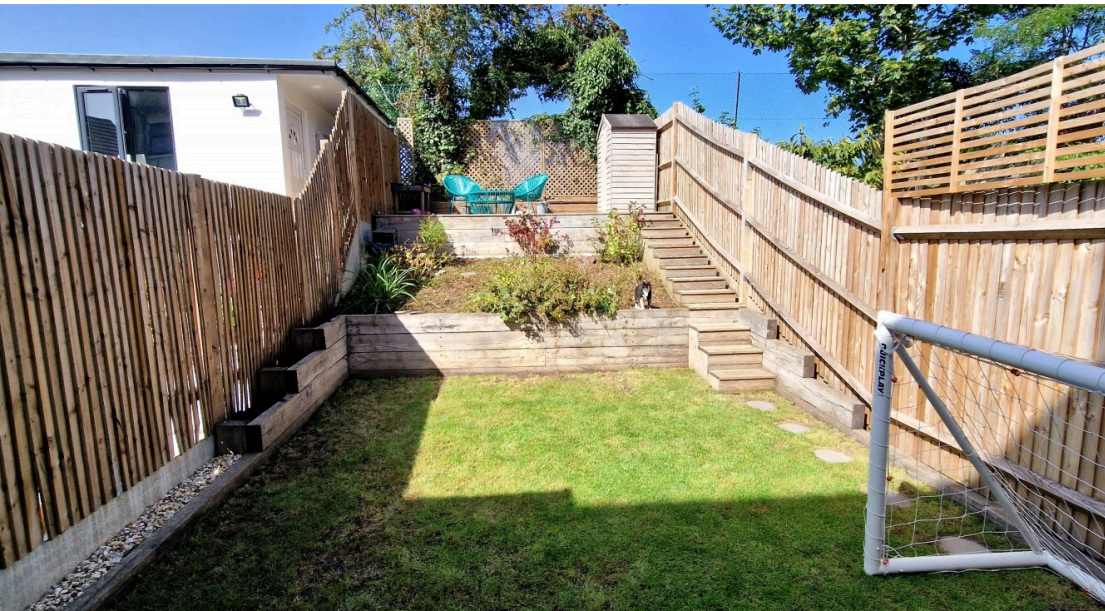




 4  
Bedrooms

 2  
Bathrooms



Mantlestates are pleased to offer this **VERY WELL PRESENTED 4 BEDROOM PERIOD HOUSE** backing onto New Southgate's Recreation Ground. Located on a quiet Road and close proximity to New Southgates & Arnos Grove Train Stations & Shopping Facilities. Boasting Period Features, 2 Bathrooms & westerly facing gardens.

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**ENTRANCE / LOUNGE:** 15' 06" x 15' 01" (4.72m x 4.60m)

Square bay double glazed window to front aspect, stripped varnished floorboards, picture rail, cast iron feature fireplace with tiled inserts, double radiator, under stairs storage cupboard with plumbing for washing machine/dryer,

**KITCHEN / DINING AREA:** 12' 01" x 15' 00" (3.68m x 4.57m)

Window to rear aspect x 2, door to garden, stripped varnished floor boards, wall and floor standing kitchen units, gas hob, electric fan oven, Corian worktop, sunken stainless steel sink with mixer tap, part tiled walls, fitted dishwasher, double radiator.

**KITCHEN STORAGE CUPBOARD:** 1' 10" x 2' 02" (0.56m x 0.66m)

Shelving.

**FIRST FLOOR LANDING:** 9' 02" x 5' 06" (2.79m x 1.68m)

Wooden steps, storage cupboard.

**BATHROOM:** 8' 07" x 5' 05" (2.62m x 1.65m)

Double glazed window to rear aspect, tiled walls, tiled flooring, wash hand basin with mixer tap, panel bath with mixer tap and shower attachment, wall shower, heated towel rail, low-level flush water closet, spotlights, storage cupboard.

**FRONT BEDROOM ( 1 ): 12' 04" x 15' 03" (3.76m x 4.65m)**

(12'04" x 10'00") x (6'00" x 5'03") Double glazed window to front aspect x 2, painted floorboards, picture rail, cast iron fireplace, radiator.

**REAR BEDROOM ( 2 ): 12' 01" x 9' 00" (3.68m x 2.74m)**

Double glazed window to rear aspect, painted floorboards, picture rail, radiator.

**STAIRS TO LOFT:** 8' 08" x 2' 07" (2.64m x 0.79m)

Storage cupboard, Velux window to front aspect, spotlights, shelving.

**LOFT LANDING:** 6' 10" x 2' 05" (2.08m x 0.74m)

Wooden flooring, spotlights, fitted wardrobe.

**FRONT BEDROOM ( 3 ): 8' 08" x 9' 09" (2.64m x 2.97m)**

Velux window to front aspect, x 2, storage into eaves, fitted wardrobe, wooden flooring, spotlights, radiator.

**REAR BEDROOM ( 4 ): 8' 01" x 8' 09" (2.46m x 2.67m)**

Double glazed window to rear aspect, wooden flooring, spotlights, radiator.

**LOFT SHOWER ROOM:** 5' 00" x 5' 01" (1.52m x 1.55m)

Double glazed window to rear aspect, walk-in shower, spotlights, low-level flush water closet, wash hand basin with mixer tap in vanity unit, heated towel rail, tiled flooring.

**GARDEN:** 50' 00" x 16' 05" (15.24m x 5.00m)

Lower decking area, lawn, flower bed area, raised rear decking, garden shed, westerly facing.

**BRICK BUILT STORAGE CUPBOARD** 4' 01" x 2' 10" (1.24m x 0.86m)

Housing gas central heating boiler.



**£650,000**  
**Falkland Avenue, New Southgate N11**

**26 FALKLAND ROAD,  
 LONDON,  
 N11 1JS**  
 Approximate Gross Internal Floor Area  
 1017 sq.ft / 94.50 sq.m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 info@carters-surveyingservices.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Falkland Avenue, New Southgate N11

