



3

Bedrooms



1

Bathroom







Addison Townsend are delighted to offer for sale for the first time in nearly sixty years, this well cared-for three bedroom semi-detached family house comprising a through lounge, kitchen, guest cloakroom, first floor bathroom and separate W.C. Externally there is a well maintained rear garden extending to approximately 110', a garage and off-street parking. The property is located conveniently for shopping facilities at Hampden Square, Ashmole Academy, Monkfrith Primary School and Southgate Piccadilly line tube station, and offers potential for updating and extension, subject to planning. Council tax band F, London Borough of Barnet. EPC rating D.

### **Entrance Hallway**

Via enclosed porch and original style stained glass entrance door. Original style central heating radiator. Understairs cupboard housing meters. Fitted carpet, which we understand covers original parquet flooring.

### **Guest Cloakroom**

Double glazed window. High flush w.c. Corner wash hand basin. Fitted carpet.

### **Through Lounge** *33" x 12" 7 (10.05m x 3.83m)*

Double glazed window to front aspect, triple glazed stained glass window to flank wall. skirting board radiators. Double glazed windows and French doors to terrace and garden.

### **Kitchen** *12" 6" x 7" 6" (3.81m x 2.28m)*

Fitted wall and base cabinets. Stainless steel sink with mixer tap. Electric oven and hob. Plumbing for dishwasher and washing machine. Small breakfast bar. Wall-mounted Vaillant gas central heating boiler (system untested). Tiled walls and flooring. Double glazed window and door to garden.

### **First Floor Landing**

Access to insulated and part-boarded loft space with pull-down ladder, offering good potential for extension. Fitted carpet.

### **Bedroom One** *15" 4" x 14" 11" (4.67m x 4.54m)*

Double glazed window to front aspect. Fitted wardrobes. Original built-in cupboard. Older style central heating radiator. Fitted carpet.

### **Bedroom Two** *14" 0" x 12" 6" (4.26m x 3.81m)*

Double glazed window to rear aspect. Original built-in-cupboard. Older style central heating radiator. Fitted carpet.

### **Bedroom Three** *8" 2" x 7" 11" (2.49m x 2.41m)*

Double glazed window to front aspect. Central heating radiator. Fitted shelving. Fitted carpet.

### **Bathroom**

Opaque double glazed window. Panelled bath with mixer tap and shower attachment and folding shower screen. Pedestal wash hand basin. Airing cupboard housing water tank. Heated towel rail. Part-tiled walls and tiled flooring.

### **Separate W.C**

Opaque double glazed window. Low level w.c. Part-tiled walls and tiled flooring.

### **Rear Garden** *110'*

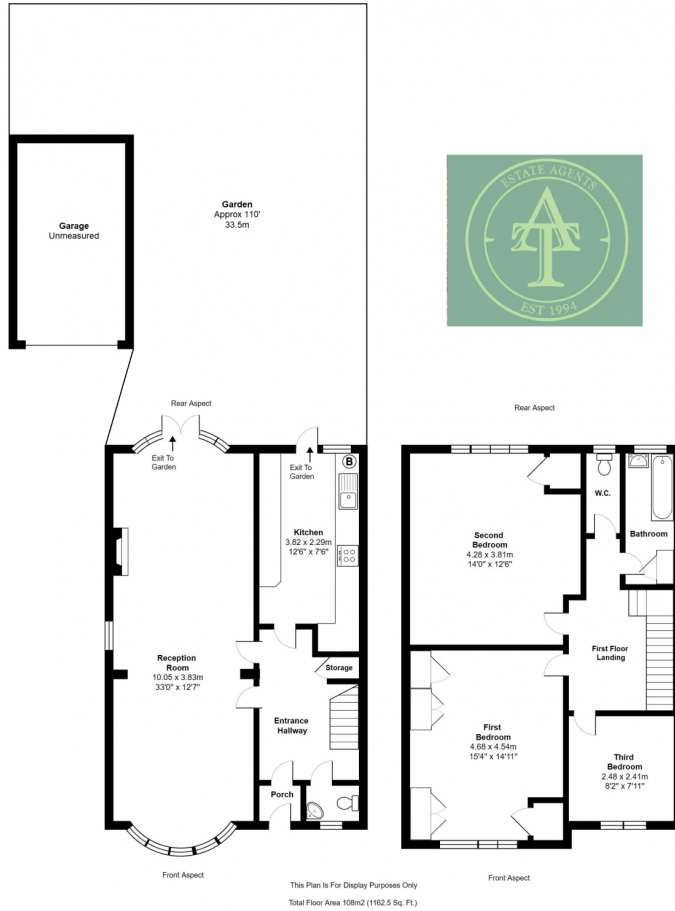
In excess of 110ft Sun terrace area with steps down to lawn with mature shrub borders. Vegetable patch. Garden shed.

### **Garage**

Via shared driveway. Power and light.

**Off Street Parking**

For two vehicles to the front of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Osidge Lane, London, N14

