



PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamson Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

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WILLIAMSON
DACEIBROWN



Morton Way, Southgate, London, N14

- **OIRO £725,000 Freehold with Vacant Possession**
- **Three bedroom semi detached house**
- **Requires modernisation throughout**
- **Sought after position over looking Arnos Park**

Charming three bedroom semi detached house with lots of potential. The property is ideally located for young families or commuters with Arnos Grove tube station a short walk away.



The property is located on Morton Way, a residential street on the edge of the Minchenden Estate bordered by Arnos Park. The house was built in the 1930's and is ideally located to take advantage of the local amenities in Southgate and Arnos Grove together with the surrounding open spaces of Arnos Park and Broomfield Park. The property is close to a number of primary and secondary schools. Arnos Grove underground station is a ten minute walk (Piccadilly Line). New Southgate & Palmers Green station's (British Rail) are within a twenty minute walk with regular services to London's Moorgate, King Cross and beyond. There are also regular bus services towards Cockfosters, Enfield and Muswell Hill with bus stops located on Powys Lane and Bowes Road.

This attractive semi detached house is situated on the South side of Morton Way overlooking Arnos Park. The property benefits from a shared driveway with off street parking leading to a garage at the rear. On entering the property, there is a bright entrance hall with under stairs cloakroom, a spacious reception room to the front with a second reception to the rear overlooking the garden. The kitchen is at the rear and has a door leading to the garden. Upstairs, there are two double bedrooms and a single bedroom. There is a family bathroom with bath, sink and toilet. The property has gas central heating via a combination boiler and is double glazed in part.

The property requires modernisation throughout but could be extended STPP to provide a great family home.

Accommodation

(all sizes approximate)

Reception 1

4.97m (16'4") x 4.04m (13'3")

Reception 2

5.27m (17'3") x 3.71m (12'2")

Kitchen

4.19m (13'9") x 2.35m (7'9")

Bedroom 1

5.01m (16'5") x 3.83m (12'7")

Bedroom 2

5.02 (16'6") x 3.65m (12'0")

Bedroom 3

3.61m (11'10") x 2.31m (7'7")

Bathroom

2.92x (9'7") x 2.43m (8'0")

Gross Internal Area

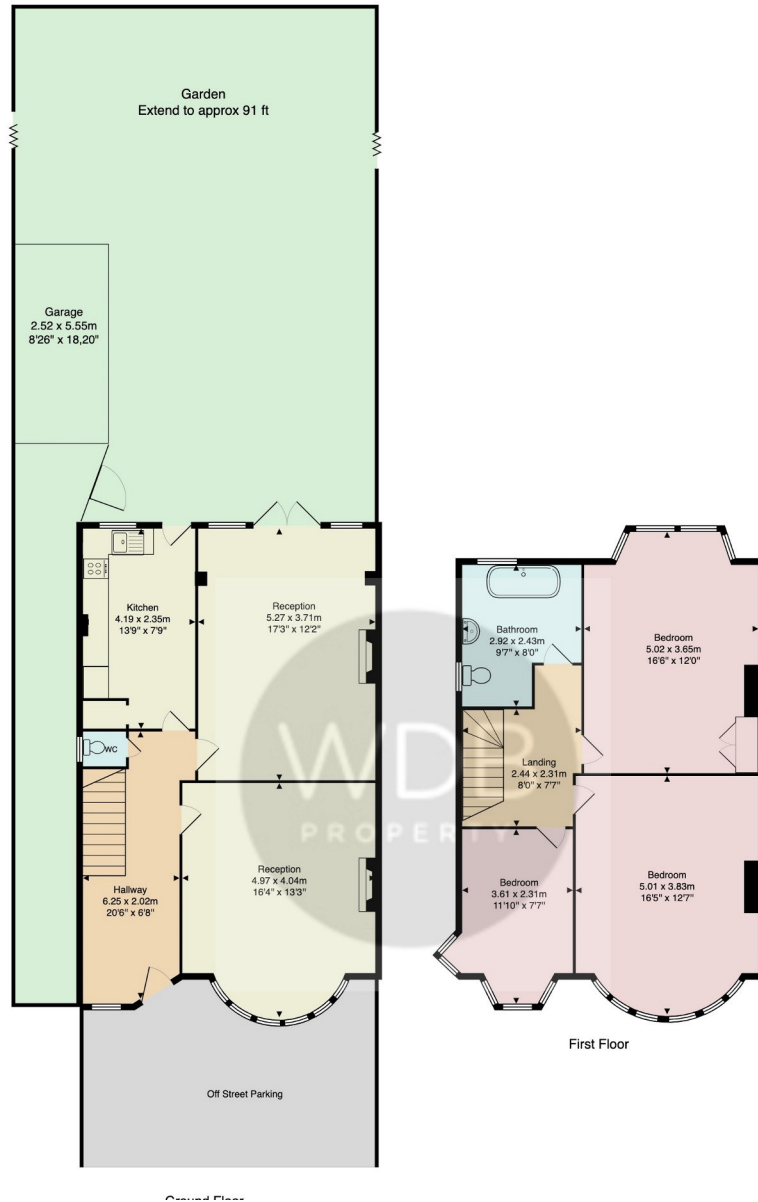
117.3m² (1263ft²)

Garage

2.52m (8'26") x 5.55m (18'20")







Terms

Offers are invited in the region of **£725,000** for the freehold with vacant possession.

EPC

The property is in band D for the Energy Performance Certificate.

Council Tax

The property falls within the London Borough of Enfield and is in council tax band F. For the period 2023/2024 the council tax payable would be £2,820.19.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Viewings By appointment only.

Sales Agents

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