

43

COWPER
ROAD



mihomes
property agents

*expansive &
full of possibility*

*offers in excess of
£775,000*

PROBATE SALE

*on the market for the first time in over 50 years, nestled in a peaceful neighborhood,
this charming semi-detached home presents a rare opportunity for the market.*



description

stepping onto the property, one is immediately struck by the sense of history and care that has defined this home. meticulously maintained over the years, it stands as a testament to timeless quality and enduring appeal.

comprising three generously sized bedrooms, this home offers ample space for families to grow and thrive. the larger than average side land hints at the exciting potential for expansion, providing a canvas for new owners to realize their vision for a perfect home. a standout feature is the expansive, gated, triple driveway, ensuring convenience and ease for parking multiple vehicles.

awaiting a modern touch, the interior boasts two welcoming reception rooms, each offering a unique ambiance for relaxation and entertaining. with one bathroom and two additional wc's, the layout is both functional and versatile, catering to the demands of contemporary living.

a newly built garage sits proudly at the end of the garden, a practical addition offering valuable storage space or the possibility of a workshop/gym for the diy/fitness enthusiast. beyond the garage, the garden invites peaceful moments outdoors, a tranquil oasis waiting to be enjoyed.

this property is being sold as a probate, adding a sense of history and legacy to its narrative.

whether you're seeking a home to renovate and make your own, or looking for a promising investment opportunity, this residence promises a wealth of potential in a sought-after location.

don't miss the chance to be the next steward of this beloved home, where the echoes of decades past, blend seamlessly with the promise of future possibilities.

location

cowper road 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 also within very easy distance and there is a wealth of bus routes in and out of the immediate area.

if you're needing to find education options for children, there is plenty of choice including primary and secondary level.

osidge primary school is around the corner and offers a rich learning environment where an energised school community works together to develop resilient and independent children who achieve their best.

st andrews southgate primary school is a faith-based christian teaching which aims to positively orientate students towards realising their full potential by seeking fairness in the world through charitable giving and participating in the life of the local community.

ashmole primary school is also close by that caters to provide an inclusive school community which is rich in variety and diversity, where children and young people of all abilities and backgrounds work together to achieve their personal best as being one of the early 'academy converters' as an academy school with an outstanding ofsted rating.

hampden way nursery school with only five minutes walkaway provide a culturally diverse, inclusive nursery school and children's centre within the london borough of barnet.

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.



floorplan:

43 cowper road,
southgate, n14 5rr

epc rating:

e

council tax band:

f

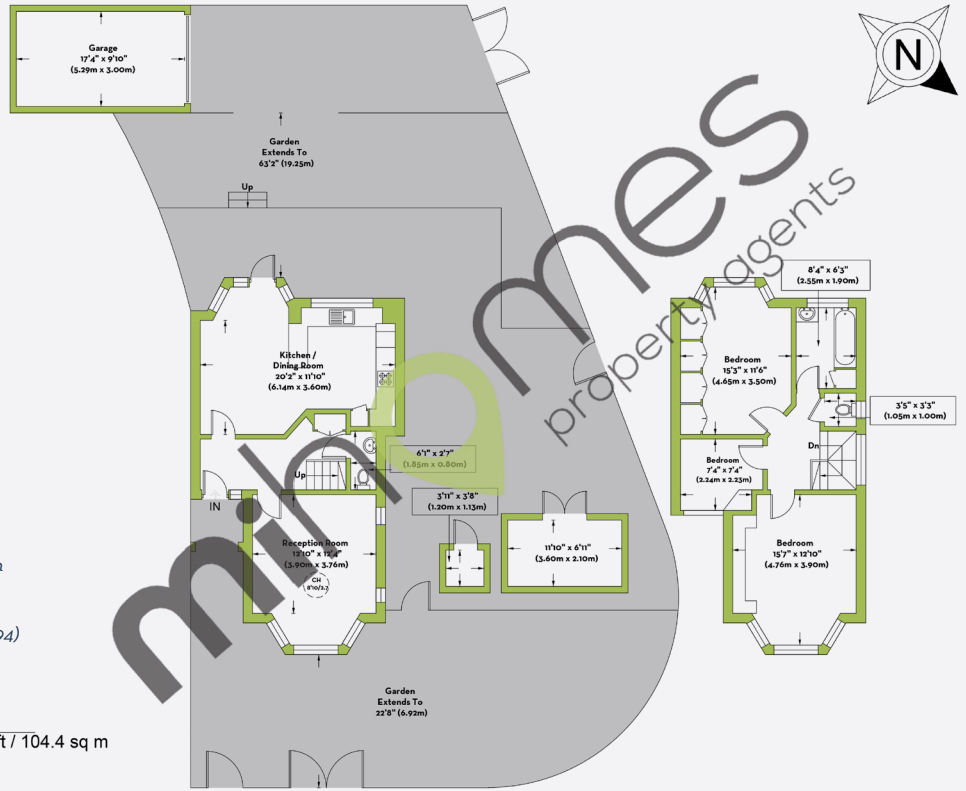
*this plan is for layout purposes only.
not drawn to scale unless stated. window and door
opening are approximate. whilst every care is taken
in the preparation of this plan, please check all
dimensions, shapes and compass bearings before
making any decisions reliant upon them. (id: 1068394)*

Cowper Road, N14

Approximate Gross Internal Floor Area = 1123 sq ft / 104.4 sq m

Outbuildings = 267 sq ft / 24.8 sq m

Total = 1390 sq ft / 129.2 sq m



Ground Floor = 568 sq ft / 52.8 sq m

First Floor = 555 sq ft / 51.6 sq m

overview

triple, privately gated
paved driveway

probate sale

bay fronted

close to excellent
educational facilities

west facing garden

first time on the market for over
50 years

within walking distance to local
amenities and expansive open
green spaces

newly built rear garage

huge side land with exciting
potential (stpp)

*we would
love to help you
make this dream
a reality.*

let's talk.



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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 (4.9/5 stars from over
350 google reviews)

5 over 80% of generated business solely via
recommendations