

FOR SALE –DOUBLE FRONTED 3 BEDROOM END OF TERRACE HOUSE



66 ADDISON AVENUE, SOUTHGATE, LONDON N14 4AH

A 3-bedroom, double fronted end of terrace house situated within easy reach of local schools and shops, and with Oakwood underground station (Piccadilly Line) being within half a mile of the property.

The property is in need of refurbishment throughout and benefits include a driveway providing off street parking for 2-3 cars and a rear garden of approximately 100ft with a southerly aspect

Viewings – strictly by appointment only

FEATURES AND ACCOMMODATION

THREE BEDROOMS ● SHOWER ROOM ● TWO RECEPTIONS
KITCHEN ● CONSERVATORY ● REAR GARDEN with a Southerly aspect
DRIVE WAY TO FRONT providing off-street parking ● CHAIN FREE

£640,000 FREEHOLD – CHAIN FREE



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

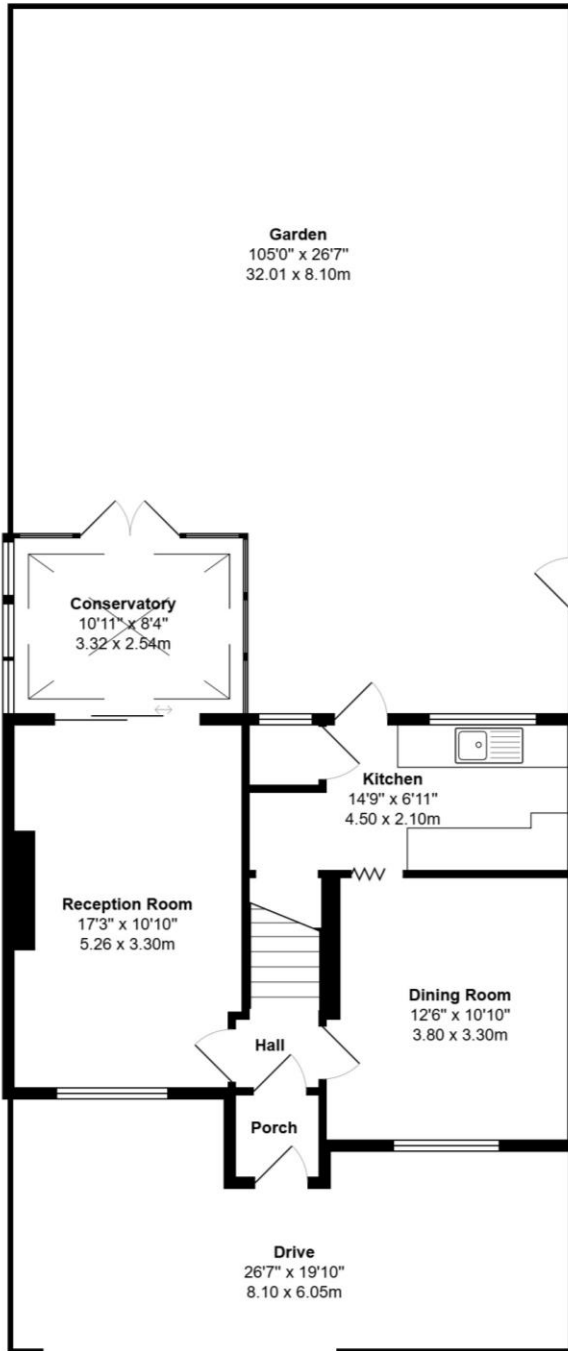
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

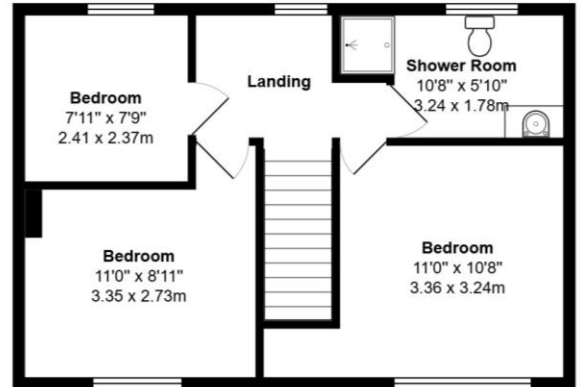
CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

66 Addison Avenue, Southgate, London N14 4AH

Page Two



Ground Floor
Area: 599 ft² ... 55.6 m²



First Floor
Area: 443 ft² ... 41.2 m²

Addison Avenue N14

Total Area: 1042 ft² ... 96.8 m²

All measurements are approximate and for display purposes only



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

66 Addison Avenue, Southgate, London N14 4AH

Page Three



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

66 Addison Avenue, Southgate, London N14 4AH

Page Four



EPC Ratings: Current: D:57 Potential: B:87



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.