



**Perryfield Road, Southgate**  
£450,000

**MANSELL  
McTAGGART**  
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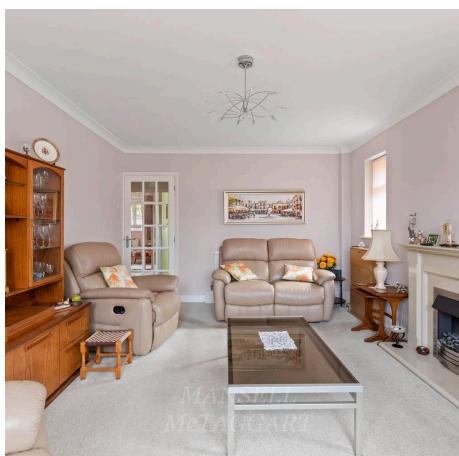


## Perryfield Road, Southgate

- Situated within a sought after close, just short walk to the town centre
- Occupying a generous corner plot
- Semi-detached bungalow
- Beautifully presented throughout
- Two bedrooms
- Extended to rear creating a kitchen/dining room
- Driveway for several vehicles, single garage and mature rear garden
- Council Tax Band 'D' & EPC 'C'

Introducing this delightful two-bedroom semi-detached bungalow situated in a sought-after and peaceful close in Southgate. This charming property offers a comfortable and convenient living space, which has been carefully looked after and improved. Benefiting from a corner plot position and offered with no onward chain.

As you step into the property through the entrance hallway, you are greeted by a layout that provides seamless access to all rooms, including the loft, airing cupboard, and a coats cupboard. The living room is a bright and airy space, exceeding 18ft in length, with a bay window offering beautiful views of the front aspect and plenty of room for living room furniture. The kitchen, situated at the rear, has been extended to incorporate a dining area, where French doors open out to the rear garden, creating a seamless indoor-outdoor flow. This inviting kitchen is well-appointed with a wide range of attractive cupboards and drawers, ample space for white goods, and an integrated oven.





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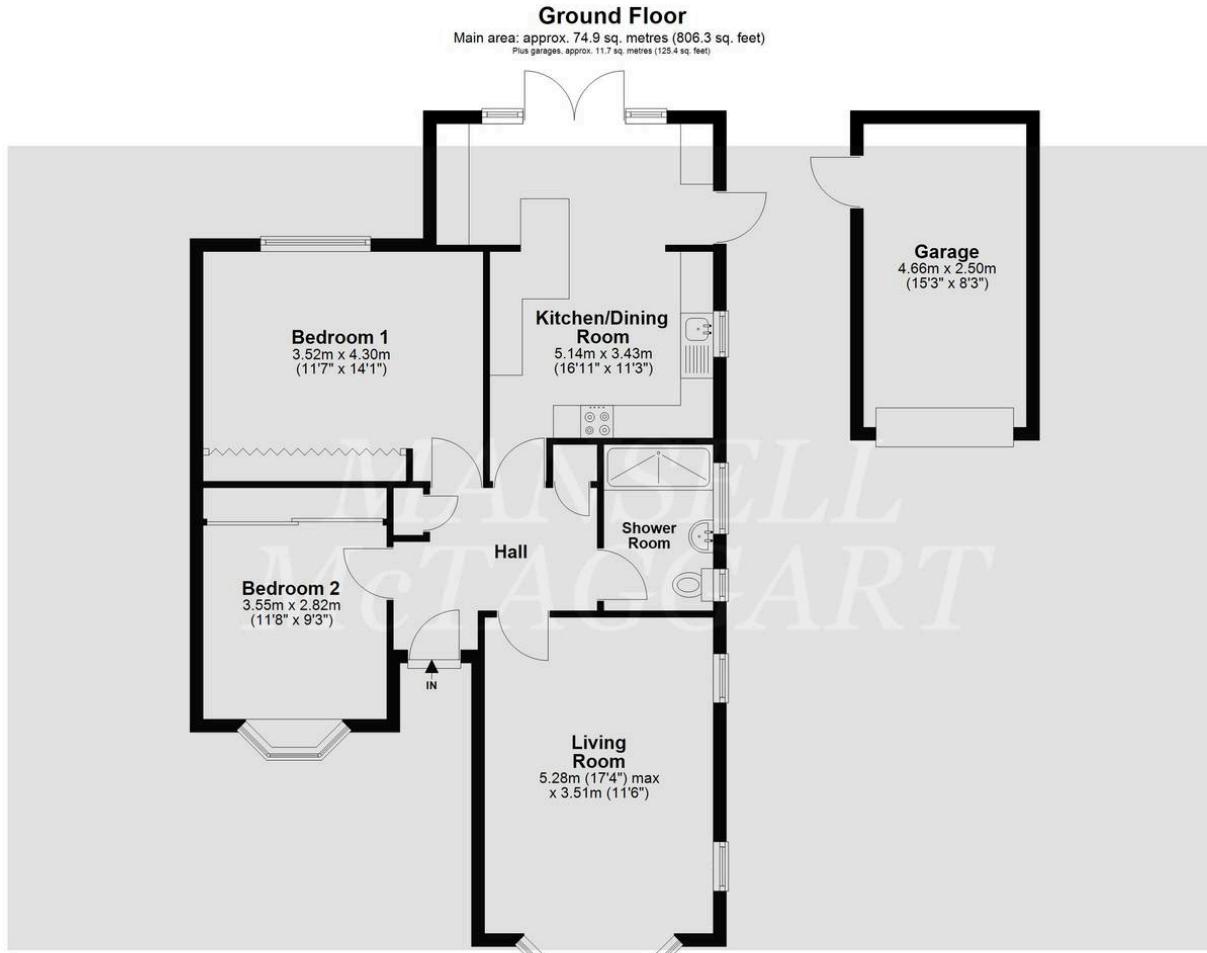
The main bedroom, overlooking the rear garden, is a generously proportioned double room with plenty of fitted wardrobes. Bedroom two, located at the front of the property, boasts a bay window and fitted wardrobes, offering both comfort and storage.

The shower room is fitted with a modern white suite, featuring a walk-in shower cubicle, wash hand basin, low-level WC, and two windows.

Outside, the property benefits from a generous frontage with a low-level brick wall and mature hedging providing privacy. A sweeping driveway offers off-road parking for multiple cars and leads to a detached single garage with an up-and-over door. Additionally, there is a front garden, which is laid to lawn with a footpath leading to the front door. Gated access to the rear garden, which is predominantly laid to a levelled lawn with planted borders. A patio and decking area sits at the foot of the bungalow, providing a perfect spot for outdoor gatherings. The entire garden is enclosed by wooden panel fencing, ensuring privacy and security.

This property is offered with no onward chain, presenting a wonderful opportunity for a seamless move-in experience. Don't miss the chance to make this charming bungalow your new home in the heart of Southgate.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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