



UNDERNE AVENUE, SOUTHGATE, N14

WITHIN THE ASHMOLE ACADEMY CATCHMENT AREA FOR ALL AGES, WE ARE PLEASED TO OFFER THIS PROFESSIONALLY EXTENDED 4 BEDROOM SEMI-DETACHED HALLS ADJOINING FAMILY HOME WITH A VERY LARGE LUXURY KITCHEN/DINER/FAMILY ROOM, UTILITY ROOM & A FURTHER RECEPTION ROOM. Additionally there is an Inviting Reception Hallway with Parquet Flooring, Downstairs Cloakroom & a Family Bathroom. There is Off Street Parking to Front, a Sunny Aspect Rear Garden and Possible Garage Space to Rear, via a Secured Service Road - SPP. Accessible to Southgate Tube Station (Picc. Line), Multiple Shopping Centre & Bus Routes. Highly Recommended.



ACCOMMODATION

* ENTRANCE HALL WITH PARQUET FLOORING * DOWNSTAIRS CLOAKROOM * FRONT RECEPTION ROOM WITH WOOD FLOORING * EXTENDED & LUXURY REAR RECEPTION ROOM WITH OPEN PLAN FITTED LUXURY KITCHEN/DINER * UTILITY ROOM * 4 GOOD SIZED BEDROOMS * MODERN BATHROOM WITH SEP. SHOWER UNIT * REAR GARDEN WITH LARGE DECKING AREA * GARAGE SPACE * PAVED OFF STREET PARKING TO FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, PARQUET FLOORING, SECURITY GATES TO SIDE OF PROPERTY FOR VEHICULAR ACCESS (GENERAL) *

PRICE: £800,000 FREEHOLD O.I.E.O

ENTRANCE HALL: PIC. 1 22'6 x 13'5 (6.86m x 4.09m)

Oak Part Glazed Door, Double Glazed Leaded Light Window to Front, Concealed Radiator, Parquet Flooring.

FRONT RECEPTION ROOM: PIC. 1 16'4 x 13'4 (4.98m x 4.06m)

Double Glazed Leaded Light Bay Window to Front, Wood Flooring, Radiator, Cornicing.



LUXURY FITTED KITCHEN/DINER: PIC. 1

Well Fitted with Ample Wooden Floor & Wall Units. Integrated Appliances. Large Central Island with Seating. Granite Worktops.



**REAR RECEPTION ROOM: 17' x 19' in total with kitchen/diner (5.18m x 5.79m in total with kitchen/diner)
TV Area with Built in Space for Plasma TV, Display Units, Walnut Laminate Flooring, Spotlights.**



LUXURY FITTED KITCHEN/DINER: PIC. 2

Different Aspect of Rear Reception & Kitchen/Diner. Large Skylight. Door to Utility Room. Folding Double Glazed Doors.



BEDROOM 1: 16'6 x 11'6 (5.03m x 3.51m)
Double Glazed Leaded Light Bay Window to Front, Fitted Wardrobes, Radiator, Cornicing.



BEDROOM 2: 16'4 x 10'7 (4.98m x 3.23m)
Large Double Glazed Window to Rear, 2 x Double Glazed Leaded Light Windows to Side, Concealed Radiator, Cornicing.



BEDROOM 3: (LOFTROOM): 15' x 10'3 + recess (4.57m x 3.12m + recess)
Eaves Storage, Double Glazed Window to Rear.

BEDROOM 4: 13' x 7'3 (3.96m x 2.21m)
2 x Double Glazed Leaded Light Windows to Front, Radiator, Cornicing.



FAMILY BATHROOM/SHOWER ROOM:
Modern Bathroom Suite with Separate Walk in Shower. Double Glazed Frosted Window to Rear.



REAR GARDEN & DECKING AREA: PIC. 1
Large Decking Area with Composite Decking.

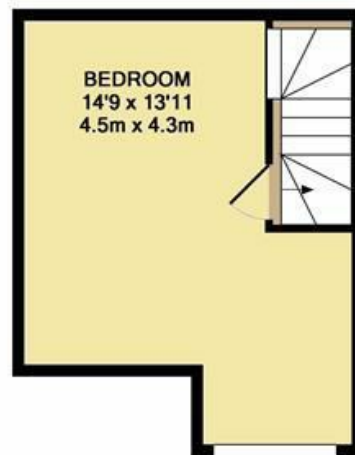
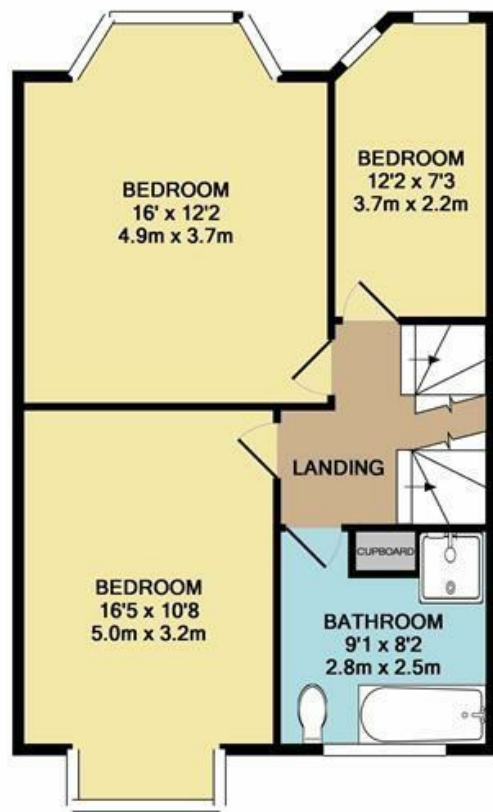
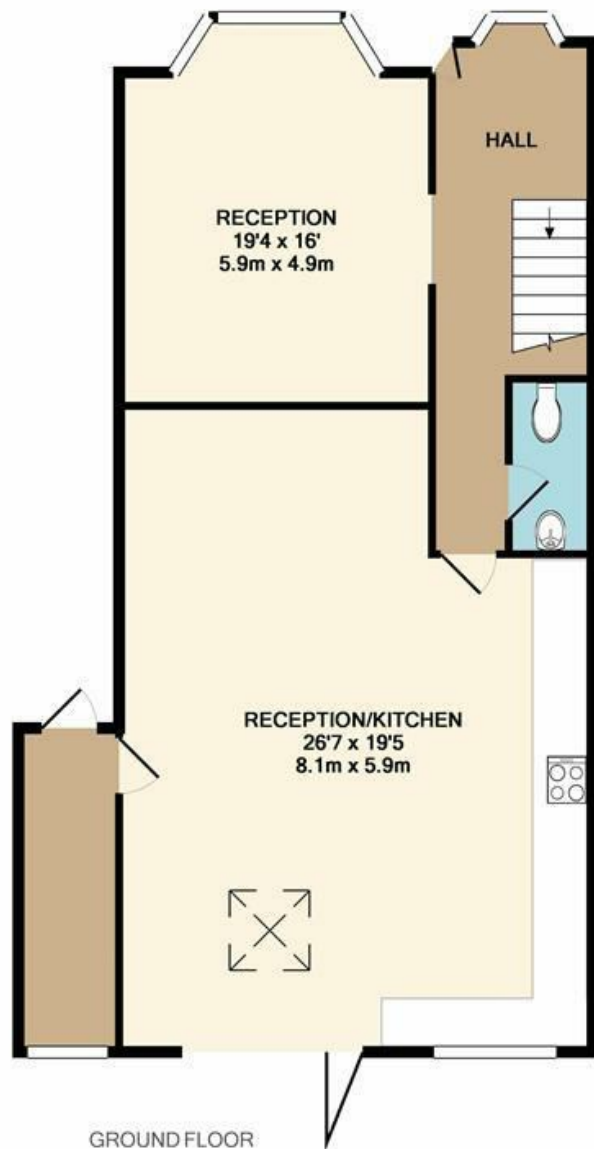


REAR GARDEN: PIC. 2
Mainly Laid to Lawn, with Side Access & Mature Silver Birch Tree Providing Reasonable Screening. GARAGE SPACE.

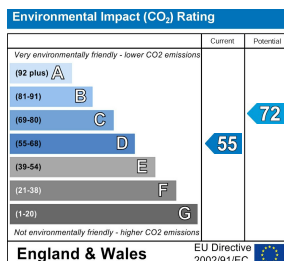
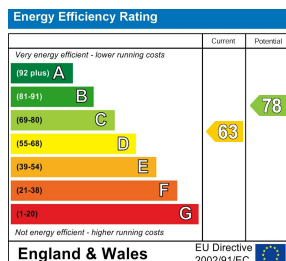


REAR VIEW OF PROPERTY:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.