



MANDEVILLE ROAD, SOUTHGATE, LONDON, N14

A well-presented characterful FOUR BEDROOM SEMI-DETACHED 'Cox' build family home. Already professionally extended, the property comprises a bright and spacious THROUGH-LOUNGE/DINER, a large FITTED KITCHEN/DINER with INTEGRATED APPLIANCES, downstairs W/C, four good sized bedrooms, a family bathroom with a BATH and SEPARATE WALK IN SHOWER. There is also potential for further extension in the loft (subject to usual consents). Situated close to the local shops, restaurants, amenities and Southgate Underground Station (Piccadilly Line). The property is also conveniently located for Ashmole Academy, secondary and primary school, as well as Osidge, Monkfrith and Salcombe private school. Benefitting from OFF-STREET PARKING and an outbuilding at the rear – viewings highly recommended.



ACCOMMODATION

* PORCH * ENTRANCE HALL * DOWNSTAIRS W/C * FITTED KITCHEN/BREAKFAST ROOM *
THROUGH-LOUNGE/DINING ROOM * FOUR BEDROOMS WITH BUILT IN WARDROBES * FULLY
TILED FAMILY BATHROOM * PATIO AREA * REAR GARDEN * AN OUTBUILDING * OFF-STREET
PARKING *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £790,000 FREEHOLD

HALLWAY: 21'6 x 5'11 (6.55m x 1.80m)

Double Glazed Window, Oak Wood Flooring, Radiator, Storage Cupboards, Under stair Storage



DOWNSTAIRS W/C:

Tiled Walls & Flooring, W/C, Wash Hand Basin, Extractor Fan, Spotlights

THROUGH-LOUNGE/DINING ROOM:

Double Glazed Bay Window to Front, 4 Original Windows to Side, Double Glazed Sliding Doors to Patio Area, Oak Wood Flooring, Radiator x 2, Coving to Ceiling, Gas Control Fireplace



DINING AREA: 16'5 x 13' (5.00m x 3.96m)



RECEPTION ROOM: 15'6 x 11' (4.72m x 3.35m)



KITCHEN: 22'4 x 8'4 (6.81m x 2.54m)

Double Aspect Double Glazed Windows, Double Glazed Door Leading to Patio Area, Tiled Flooring & Walls, Wall & Base Units, Gas Hob, Electric Neff Double Oven, Extractor Fan, Stainless Steel Sink with Mixer Taps, Integrated: Washing Machine, Tumble Dryer, Dishwasher, Combination Boiler, Spotlights



BEDROOM 1: 16'5 x 11'9 (5.00m x 3.58m)

Double Glazed Bay Window, Built In Wardrobes, Laminate Wood Flooring, Radiator



BEDROOM 2: 13'4 x 10'9 (4.06m x 3.28m)

Double Glazed Window with Garden Aspect, Built In Wardrobes, Laminate Wood Flooring, Radiator, Coving to Ceiling



BEDROOM 3: 12'5 x 8'7 (3.78m x 2.62m)

3 Double Glazed Windows (Rear & Side Aspect), Built In Wardrobes, Laminate Wood Flooring, Radiator



BEDROOM 4: 8'8 x 7'8 (2.64m x 2.34m)
2 Double Glazed Windows, Built In Wardrobes, Laminate Wood Flooring, Radiator



BATHROOM: pic 1
Tiled Flooring & Walls, Bath Tube, Walk In Shower, W/C, Wash Hand Basin, Heated Towel Rack, Spotlights, Extractor Fan



BATHROOM: pic 2



REAR GARDEN:



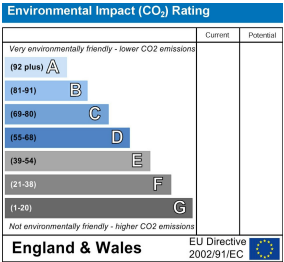
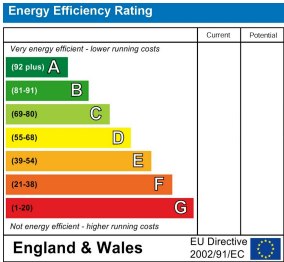
REAR OF PROPERTY:



OUTBUILDING/GARAGE:



Awaiting Floor Plan



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.