



FARMLEIGH, SOUTHGATE, N14

A PROFESSIONALLY EXTENDED 3 BEDROOM & 2 BATHROOM FULLY DETACHED HOUSE WITH DOUBLE GARAGE ON A BOLD CORNER PLOT WITH LARGER THAN AVERAGE GROUND FLOOR ACCOMMODATION AS WELL AS A WIDE FRONTAGE & PAVED OFF STREET PARKING. There are 3 Good Sized Bedrooms & Large Fully Tiled Bathroom on the First Floor, with a Through Lounge Plus Morning Room & Fitted Kitchen/Diner/Family Room on the Ground Floor with Granite Worktops + Downstairs Shower Room/Guest Cloakroom. There is a 'Wrap Around Garden' Offering Tremendous Scope & Potential to Extend this Property - Subject to Usual Consents. Situated within a Short Walk to Southgate Multiple Shopping Centre, Bus Routes, Restaurants & Picc. Line Tube Station. Southgate Leisure Centre is also Within Reach. A Bright & Spacious Family Home Within the Catchment of Good Local Schools.



ACCOMMODATION

* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM/SHOWER ROOM * THROUGH LOUNGE *
'LARGE & WELL FITTED KITCHEN/DINER/FAMILY ROOM * 3 BEDROOMS * LARGE FULLY TILED
FAMILY BATHROOM * DOUBLE LENGTH GARAGE WITH SHARED FRONTAL DRIVEWAY * GARDEN
ON 3 SIDES WITH 17'6 TO SIDE * EXTENSION POTENTIAL - SPP *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £729,950 FREEHOLD

FULL FRONTAGE OF PROPERTY:

Bold Corner Plot with Wide Frontage - Front & Side Gardens Laid to Lawn + Paved Off Street Parking. Plenty of Scope & Potential - SPP.



THROUGH LOUNGE: 29'6 x 10'9 (8.99m x 3.28m)

Double Glazed Window to Front, 2 x Double Radiators, Cornicing, Wall Light Points. Doors to Hallway. Sliding Glazed Doors to Extension - Kitchen/Diner/Family Room.



LOUNGE AREA:

Double Glazed Bay Window to Front, Tiled Fireplace, Double Radiator, Double Doors to Hallway, Cornicing. Wall Light Points.



DINING AREA:

Cornicing, Double Radiator, Door to Morning Room, Sliding Doors to Fitted Kitchen/Diner/Family Room.



MORNING ROOM: 12' x 10'3 (3.66m x 3.12m)

Matching Wooden Floor & Wall Units, Double Glazed Window to Side, Continuing to Kitchen/Diner/Family Room Extension.



FITTED KITCHEN/DINER/FAMILY ROOM: PIC. 1 22'6 x 9'5 (6.86m x 2.87m)

Wooden Floor & Wall Units, Granite Worktops, Slot in Cooker with Double Oven, 1.5 Bowl Inset Stainless Steel Sink Unit with Mixer Taps. Plumbed for both Washing Machine & Dishwasher. Double Glazed Windows on 3 Sides + Double Glazed Door to Garden.



DOWNSTAIRS CLOAKROOM/SHOWER ROOM:

Double Glazed Entrance Porch Leading into Inner Hallway with Further Door.

Downstairs Cloakroom/Shower Room with Walk in Shower Enclosure, Low Flush WC., Wash Hand Basin with Cupboard Beneath.



BEDROOM 1: 15' x 11'8 (4.57m x 3.56m)

Double Glazed Window to Front, Double Radiator, Cornicing.



BEDROOM 2: 14' x 11'6 (4.27m x 3.51m)
Double Glazed Window to Rear, Radiator, Cornicing.



FULLY TILED FAMILY BATHROOM: 9' x 7' (2.74m x 2.13m)
Modern White Suite with Panelled Bath with Curved Area & Glass Shower Screen, Mixer Taps & Shower Attachment, Low Flush WC., Wash Hand Basin with Mixer Taps, Chrome Heated Towel Rail. Double Glazed Windows.



REAR GARDEN:

Large Paved Patio, Area Laid to Lawn. Also Showing Double Length Brick Built Garage (29' x 11' - 8.84m x 3.35m) with Double Glazed Door Access & Double Glazed Window.



SIDE GARDEN: SHOWING FROM FRONT 34'9 x 17'6 (10.59m x 5.33m)

Suitable for Further Extension - SPP - or Perhaps a Double Width Garage with Own Drive & Bedrooms Above - SPP.



FRONT VIEW, SIDE PLOT & FRONT GARDEN:



REAR VIEW & GARAGE + SIDE PLOT:



