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# **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. The 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.

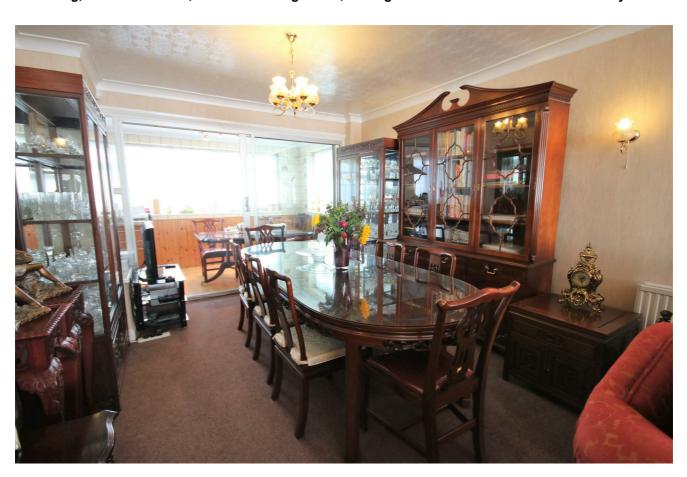


LOUNGE AREA:

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.

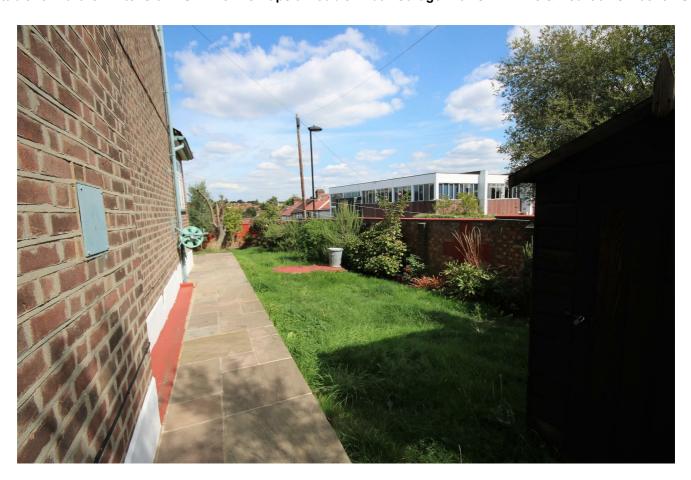


#### **REAR GARDEN:**

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.

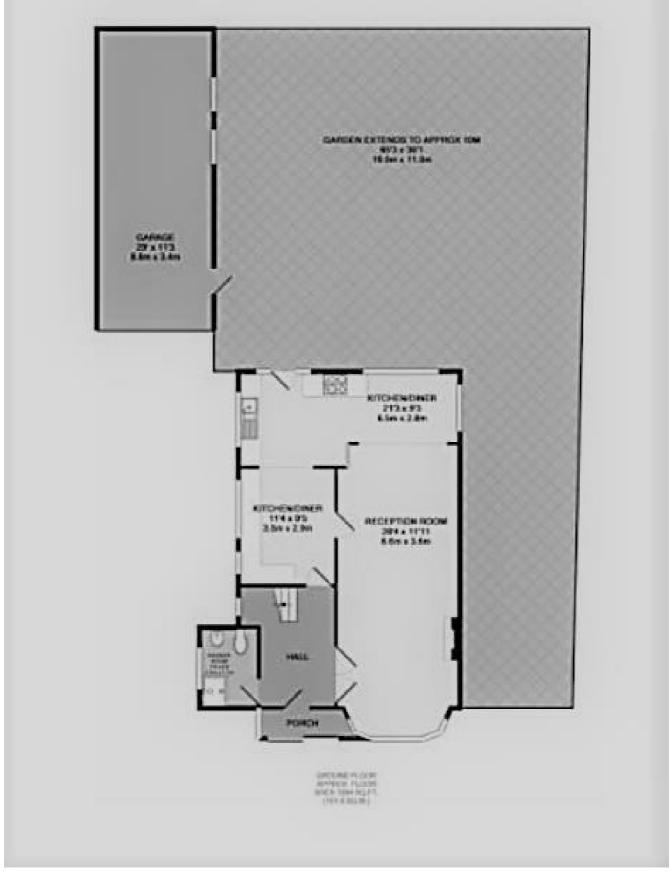


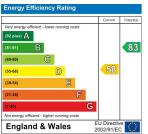
## FRONT VIEW, SIDE PLOT & FRONT GARDEN:

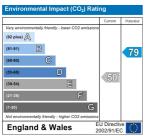


REAR VIEW & GARAGE + SIDE PLOT:













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.