

Forestdale, Southgate, N14

This exceptionally large 1930's style extended three double bedroom house with three above average sized receptions and a landscaped sunny aspect rear garden situated in this desirable and popular road within walking distance of St. Monica's School and Arnos Grove Piccadilly Line Tube Station



Price - £875,000 - Freehold

- * **FRONT RECEPTION** 13'7 x 16'0
- * **REAR RECEPTION** 17'0 x 13'0
- * **RECEPTION 3** 16'9 x 12'6
- * **KITCHEN / DINER** 12'6 x 11'0
- * **UPVC DOUBLE GLAZING**
- * **80ft REAR GARDEN**
- * **BEDROOM 1** 14'4 x 14'0
- * **BEDROOM 2** 16'4 x 12'11
- * **BEDROOM 3** 12'11 x 11'5
- * **GUEST CLOAKROOM**
- * **UTILITY ROOM**
- * **OFF STREET PARKING**

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

ENTRANCE HALLWAY Spacious reception hallway with Oak wood strip flooring, radiator, deep under stairs storage cupboard, further two built-in cloaks cupboards, inset spot-lighting, multi-pane door to;

THROUGH LOUNGE 31'3 x 16'0 narrowing to 12'11

FRONT RECEPTION 13'7 x 16'0 UPVC double glazed bay window to front with leaded lights, fitted with Venetian louvre blinds, radiator below bay, coved cornicing, display niche and cupboards built into chimney breast, fitted carpets,

REAR RECEPTION 17'0 x 13'0 approx. This living area has floor-to ceiling full length built in bookshelving, coved cornicing, fitted carpet, window and door leading to; -

RECEPTION 3 / LIVING ROOM 16'9 x 12'6 approx. Spacious living accommodation with UPVC double glazed french doors leading to large patio and garden, fitted carpet, inset spotlighting, two radiators. Door to **UTILITY ROOM 6'2 x 4'0**. Plumbing for washing machine, UPVC double glazed window and door to **GUEST CLOAKROOM** with low flush WC, wash hand basin, double glazed frosted window, ceramic tiled flooring, radiator.

FITTED KITCHEN 12'6 x 11'0 Modern kitchen amply fitted with wall and base units incorporating; granite worktops, inset one-and-a half bowl sink unit with mixer taps, plumbed for dishwasher, built-in eye level 'Neff' double oven, inset ceramic hob and filter above, fridge freezer recess, ceramic tiled flooring, concealed gas central heating combination boiler.

FIRST FLOOR LANDING Original stained glass window, dado rail, fitted carpet, access to **large loft space**

BEDROOM 1 14'4 x 14'0 Measured to full length floor to ceiling fitted wardrobes. Further matching custom built storage and drawer units below double glazed bay window with leaded lights, coved ceiling, double radiator.

BEDROOM 2 16'4 x 12'11 Rear aspect with double glazed windows offering panoramic views of Alexandra Palace and the city of London in the distance, coved ceiling, double radiator and fitted carpet.

BEDROOM 3 12'11 x 11'5 Floor to ceiling fitted wardrobe, double radiator below double glazed window with built in Venetian louvre blinds, overlooking garden, fitted carpet.

BATHROOM / SHOWER / WC Modern fully tiled suite comprising of; panel enclosed bath with monoblock mixer tap and hand shower, separate corner fitted shower cubicle with thermostatically controlled shower, vanity unit with mixer taps and waste pop-up incorporating; storage cupboards below and to side, chrome heated towel rail and UPVC double glazed window with built in Venetian louvre blinds.

REAR GARDEN Southerly aspect rear garden extending to approximately **80ft in length**, with mature flower borders, large patio area, timber shed, side access gate and outside water tap.

FRONT GARDEN Paved front garden providing comfortable parking for two cars.

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



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