

The Fairway, Southgate, N14

This double fronted end-of-terrace property has been extended to provide spacious accommodation as either 4/3 bedrooms or 3 bedrooms and 4 receptions. On offer are ; a large kitchen/diner, a 90ft rear garden with a large outhouse accommodating a Mediterranean style barbecue and wood burning oven, off street parking and close proximity to Oakwood Piccadilly Line station and Avenue Road bus routes which are all nearby. Viewing is highly recommended.



Price - £679,950 - Freehold

* RECEPTION 1 17'4 x

* BEDROOM 1 11'0 x 11'0

* RECEPTION 2 12'3 x 11'0

* BEDROOM 2 9'10 x 9'0

* RECEPTION 3 14'10 x 9'0

* BEDROOM 3 8'0 x 7'8

* **KITCHEN / DINER 16'10**

* **UPVC DOUBLE**

* **FAMILY BATHROOM**

* **GAS CENTRAL**

* **90 ft REAR GARDEN**

* **SHED WITH BARBEQUE / OVEN**

The Fairway, Southgate, N14

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

Own front door to small entrance hallway and door to:

RECEPTION 1 or BEDROOM 4 17'4 x 10'10 *Oak strip flooring, upvc double glazed window to front aspect with radiator below, brick feature fireplace with mantle surround, coved ceiling.*

RECEPTION 2 *Oak strip flooring, upvc double glazed windows to front aspect, coved ceiling and radiator. Archway leading to L-Shaped Kitchen/ Diner & Reception 3*

KITCHEN / DINER 16'10 x 10'2 *Modern kitchen fitted with ample wall and base units to two walls incorporating 'black marble' worktops, inset stainless steel sink unit with mixer taps, porcelain tiled flooring, upvc double glazed windows overlooking garden, concealed gas central heating combination boiler & deep under stairs storage cupboard, open plan to **Reception 3**.*

RECEPTION 3 14'10 x 9'0 *Extended reception overlooking garden with ceramic tiled flooring, upvc double glazed windows and door to covered conservatory area, coved ceiling and radiator.*

FIRST FLOOR LANDING *Spacious landing with Oak flooring, upvc double glazed window overlooking garden, access to loft area via hatch.*

BEDROOM 1 11'0 x 11'0 *Front aspect with double glazed window and radiator below, laminated flooring, built-in cupboard, coved ceiling.*

BEDROOM 2 9'10 x 9'0 *Front aspect with double glazed window and radiator below, laminated flooring, built-in cupboard, coved ceiling.*

BEDROOM 3 8'0 x 7'8 *Upvc double glazed window overlooking garden, radiator below, coved ceiling.*

BATHROOM / WC *Fully tiled bathroom suite comprising of; panel enclosed bath with mixer taps and shower attachment, matching low flush wc and double front butler sink style wash hand basin with mixer tap, ceramic flooring, frosted double glazed window.*

EXTERIOR

CONSERVATORY AREA *with double glazed windows and doors, **Guest Cloakroom** having low flush WC.*

REAR GARDEN *extending to 90ft.*

LARGE TIMBER SHED 14'0 x 9'0 *with built-in barbeque and Mediterranean style wood-burning oven, power and light and sliding patio style doors.*

OFF STREET PARKING TO FRONT

Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.

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



**VIEWING STRICTLY BY APPOINTMENT THROUGH:
BROOMFIELD ESTATES
22 ALDERMANS HILL
LONDON N13 4PN**



