Michael Wright Estate Agents

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GREEN ROAD, SOUTHGATE, N14

Currently being fitted with a brand new roof.
AN OPPORTUNITY TO PURCHASE THIS 2 DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT MAISONETTE, WITH OWN DETACHED GARAGE & DRIVE PROVDING OFF STREET PARKING FOR 2 CARS & WITH IT'S OWN PRIVATE 85' REAR GARDEN. There is an ATTRACTIVE RECEPTION ROOM WITH OAK STRIP FLOORING & A MODERN BATHROOM WITH SEPARATE WALK IN SHOWER. A NEW ROOF IS CURRENTLY BEING FITTED.
The Garage is 17FT could make an Ideal Home/Office. - Subject to Usual Consents.
Conveniently Located for Bramley Road for Shops, Buses, Oakwood Tube Station (Picc. Line), Schools & Other Local Amenities. Viewings Highly Recommended.



ACCOMMODATION

* CURRENTLY BEING FITTED WITH A BRAND NEW ROOF *
* ENTRANCE HALL * ATTRACTIVE LIVING ROOM * FITTED KITCHEN * 2 DOUBLE BEDROOMS * MODERN BATHROOM WITH SEPARATE SHOWER * OWN REAR GARDEN WITH EASY ACCESS * DETACHED GARAGE WITH OWN DRIVE * OFF STREET PARKING FOR 2 CARS * 87YR LEASE CURRENTLY BEING EXTENDED *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £450,000 LEASEHOLD

ENTRANCE:
Via Security Gates Leading to Own Wooden Door with Stairs to First Floor. Also Access to Own Rear Garden.



LIVING ROOM: PIC. 1 15'8 x 12' (4.78m x 3.66m)
Double Glazed Window to Front with Radiator beneath and additional covered radiator. Attractive Reception Room with Oak Strip Flooring & Limestone Fireplace. Spotlights to the ceiling & Access to the Fitted Kitchen.



LIVING ROOM: PIC. 2
A different Aspect of the Reception Room - Showing Access to Bedroom 1 & to the Kitchen.



FITTED KITCHEN:
Double Glazed Window to the Front, Oak Strip Flooring & Tiled Splashbacks. Well Fitted with Floor & Wall Units, Integrated Fridge/Freezer, Plumbed for Washing Machine, Gas Hob, Built Under Oven & Sink with Mixer Taps. Spotlights to the ceiling.



FITTED KITCHEN: PIC 2



BEDROOM 1: 13'1 x 10' (3.99m x 3.05m)
Double Glazed Window to Rear, with Radiator beneath. Carpeted, Spacious Main Bedroom with Spotlights to the ceiling.



BEDROOM 2: 13' x 8'8 (3.96m x 2.64m)
Double Glazed Window to Rear, with Radiator Beneath. Good Sized Second Bedroom with Fitted Wardrobe & Spotlights to the ceiling.



MODERN BATHROOM:
Double Glazed Window to the Side. Fully Tiled Modern Bathroom Suite Comprising Panelled Bath with Mixer Taps, Wash Hand Basin with Mixer Taps, Cupboard Beneath & Mirrored Cabinet Above. Low Flush WC., Separate Walk in Shower & Heated Towel Rail.



MODERN BATHROOM: PIC 2
A different aspect showing the Shower Cubicle.



REAR GARDEN: in excess of 80' (in excess of 24.38m)
Lined with Mature Trees & Plants. Very Easy Access & Immediately Behind the Garage with Own Drive.

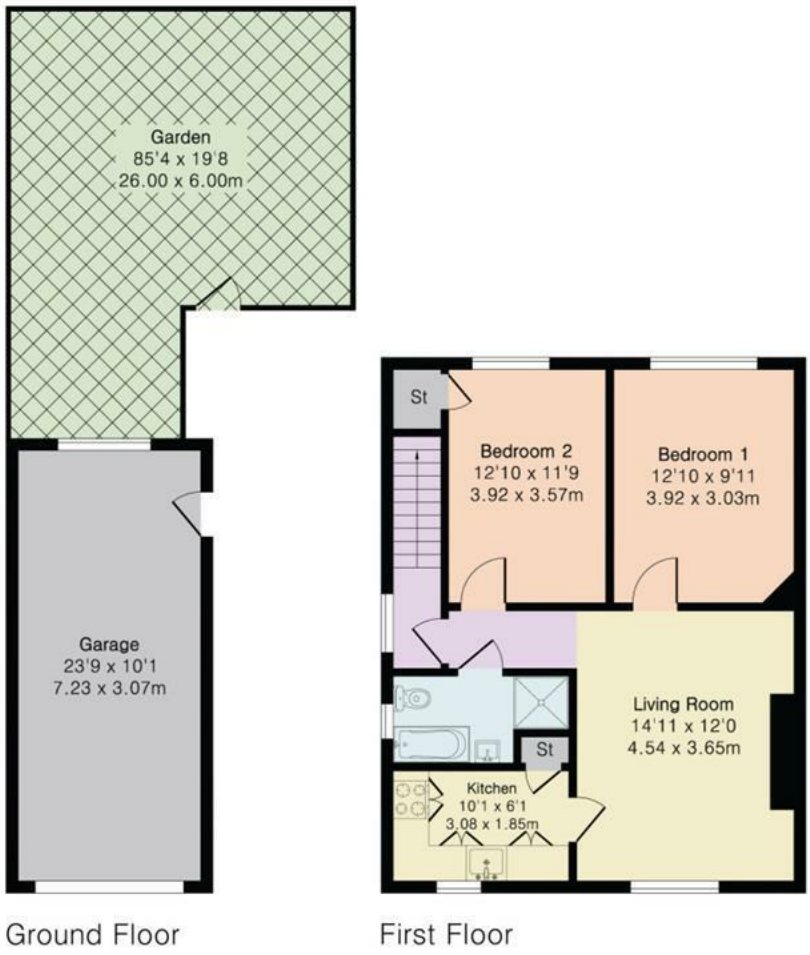


GARAGE WITH OWN DRIVE & OFF STREET PARKING: 17'8 x 10'4 (5.38m x 3.15m)
With Own Drive - Brick Built. Up and Over Doors. Power & Light. Further OFF STREET PARKING FOR 2 CARS.
PERHAPS COULD BE CONVERTED TO A HOME/OFFICE - SPP.



Approximate Gross Internal Area 861 sq ft - 80 sq m
(Including Garage)

Ground Floor Area 239 sq ft – 22 sq m
First Floor Area 622 sq ft – 58 sq m



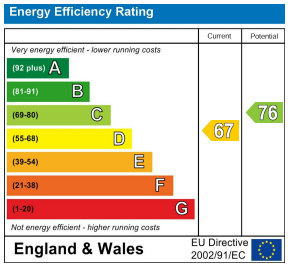
Ground Floor

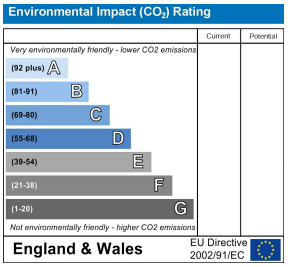
First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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NAEA National Association of Estate Agents

PRS Property Redress Scheme

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.

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