



*21 the green
southgate, n14 7ab*



six
bedrooms



three
bathrooms



3 reception
rooms



character
home



outstanding nearby
schools



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gorgeous living at the green *6 bedroom family home*

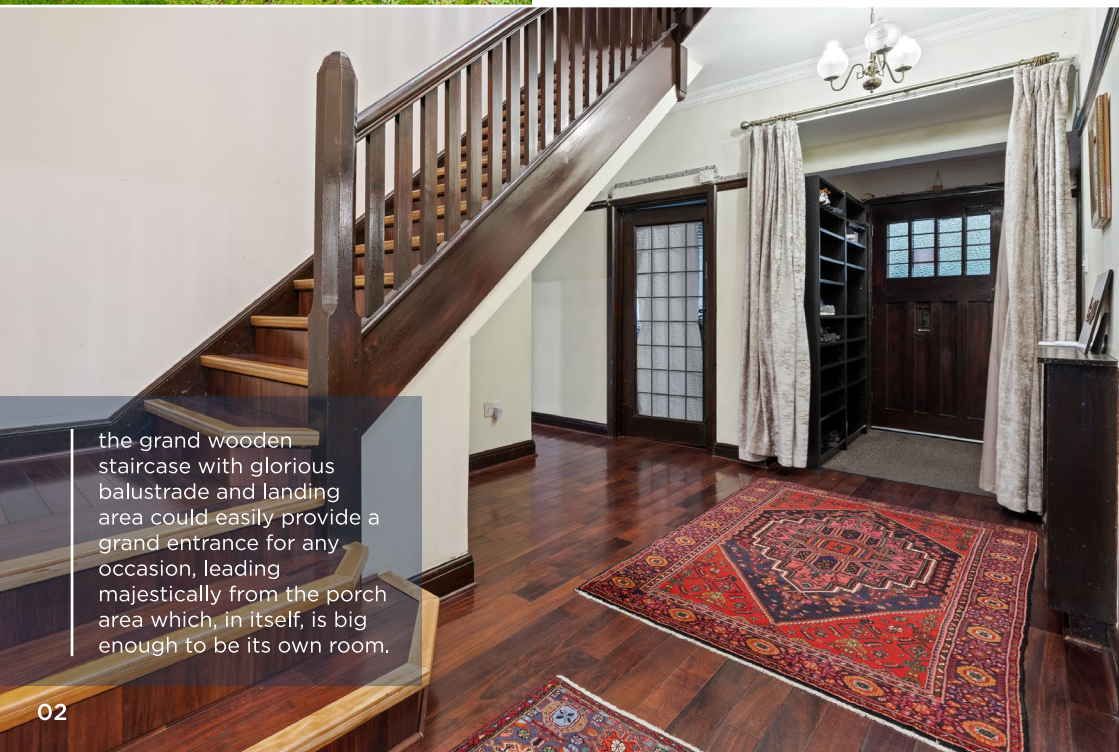
POA



description

this double fronted, detached family home immediately oozes opulence, space and convenience, situated in the heart of southgate green and with easy access to the rest of the world. being on the market for the first time in almost 30 years, and one of southgate's largest plots of land, this makes for an outstanding home. who wouldn't want to be in the kitchen at any party given in this glorious residence? with a perfectly placed breakfast bar and more cupboards than gordon ramsay could find a use for, its capacious floor space leaves it open to many uses.

moving smoothly into the large dining area, it is clear this property is built for comfort. feature windows, solid doors and wooden floors all combine to create an atmosphere of times gone by - when things were built to last.



the grand wooden staircase with glorious balustrade and landing area could easily provide a grand entrance for any occasion, leading majestically from the porch area which, in itself, is big enough to be its own room.



further reception rooms include a lounge and study area, suitable for running any successful business or comfortably working from home, and a fourth room to do with as you will. whatever your needs, you will be spoilt for choice when it comes to finding the right place for the right occasion.



location

the green is steeped in history with buildings and heritage dating back for centuries, it would be difficult to find anywhere more ideally located than this property, which is in one of the most desirable areas of north london.

arnos grove & southgate stations (piccadilly line) and palmers green station (great northern railway/thameslink) are just a four-minute drive or 1km walk away offering very accessible transport options.

when it comes to education, you will be spoiled for choice whether looking to drop off the toddlers and the bright horizons & little oaks day nursery and pre-school around the corner, or seek first/secondary schools for growing members of the family. walker primary school is an inclusive school within a short walk and its aim is to inspire, challenge and support children while working effectively in partnership with families.

a message from the sellers

"set in the 'green' heart and arguably the most beautiful part of southgate, for almost 27 years this house has evolved from being our family home to our family hub. we have enjoyed a large part of our lives in this amazing home.

we have held many celebrations and weddings here in the deceptively large grounds, sharing our most precious moments with our loved ones.

the most valuable aspect of living in this house has been its unmatched location allowing us to be in the centre of lively southgate, close to all the local amenities yet at the same time the large grounds have offered us the surreal experience of being far away in the secluded english countryside, truly allowing us to have the best of both worlds. we expect without doubt that the new owners will create just as many memories as we have over the years!"

overview

6 bedrooms	arguably the largest plot on the green in n14
3 reception rooms	
3 bathrooms	circa 3,500 square feet of living space
huge potential to extend	first time on the market in almost 30 years
character home	
outstanding nearby schools	extensive sweeping driveway

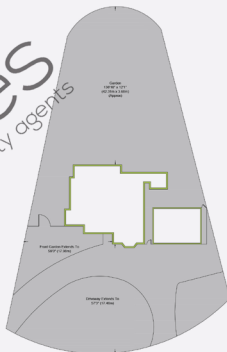
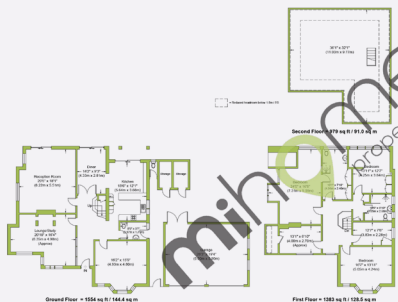
5 reasons you can trust us to secure your new home

- 1 dedicated whatsapp group for effective sales progression
- 2 low fall through rate (just 6.5%) compared to a national average of over 35%
- 3 an average of 9 weeks between sale agreed and completion
- 4 outstanding client service (4.8/5 stars from over 220 google reviews)
- 5 over 80% of generated business solely via recommendations

floorplan

The Green, N14

Approx. Gross Internal Area = 3916 sq ft / 363.9 sq m
Outbuildings = 601 sq ft / 55.8 sq m
Total = 4517 sq ft / 419.7 sq m (Including Garage)



we would love to help you make this dream a reality. let's talk.



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