



Townsend Avenue, N14 7HJ

£1,299,995 FREEHOLD

Beautifully presented five bedroom 1930s built semi-detached house offering in excess of 1950sqft of bright and airy living space over two floors. The property has been lovingly updated and benefitted from a double storey extension to the side to create a substantial family home in one of Southgate's most popular residential turnings. Spread out over the ground floor the house boasts a separate bedroom, two large receptions and a new fitted kitchen that leads out onto the patio of this 88' garden. On the First floor the property has four ample bedrooms and a family bathroom. The property has off street parking for three cars and ideally located for both Arnos Grove and Southgate's shops, restaurants, bus routes, tube stations and Palmers Greens railway station. Arnos Park and Broomfield Park are both within easy walking distance and provide plenty of green space. There are several good primary schools nearby including Bowes primary and St Monica's catholic primary schools.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





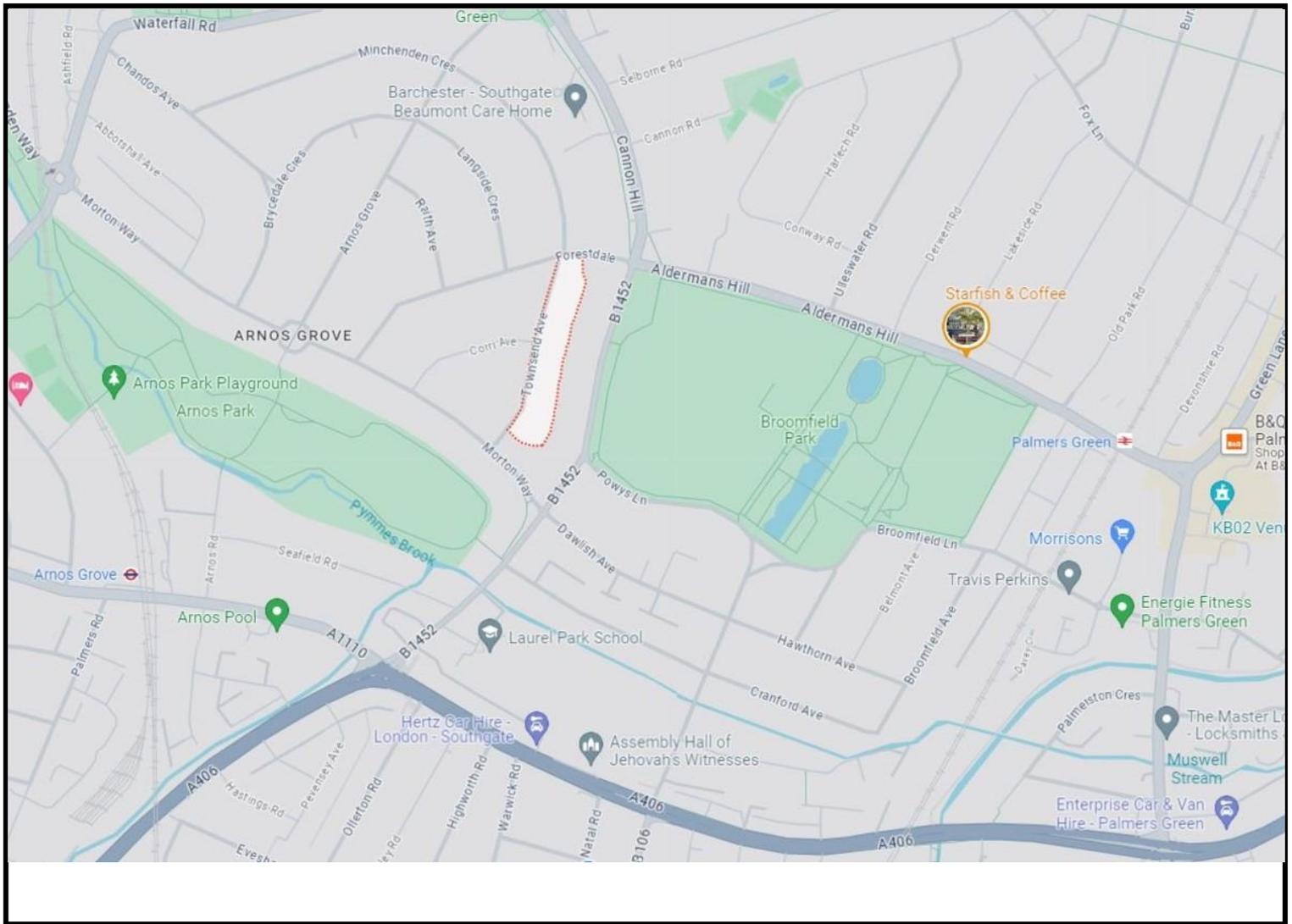
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Townsend Avenue, Southgate, London, N14

Approximate Area = 1958 sq ft / 181.9 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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