



mihomes  
prime

16 morton way  
london, n14 7hp



four  
bedrooms



two  
bathrooms



open plan  
kitchen diner



feature  
fireplace



well-manicured  
rear garden



semi  
detached



nearby to excellent  
education facilities

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## magnificent morton way *4 bedroom semi-detached family home*

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*this four-bedroom home has been exceptionally well maintained and offers a wealth of features and period fixtures that help retain the charm and style of its original design.*



### OVERVIEW:

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- semi detached
  - off street parking and garage
  - feature fireplace
  - open plan kitchen diner
  - large reception room in addition to rear conservatory
  - nearby to excellent education facilities
  - close to all amenities and a number of open green spaces
  - potential to extend (stpp)
  - well manicured rear garden with professionally built bbq area
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DESCRIPTION:

the block paved driveway offers an immediate clue to the quality of this property, offering plenty of off-road parking and a highly invited entrance thanks to a delightful stained-glass window to the front door.

there is also a large, traditional, kitchen with smeg double sized oven with hob and a substantial number of worktops, storage and room for appliances. a separate utility/laundry area allows for further working space.

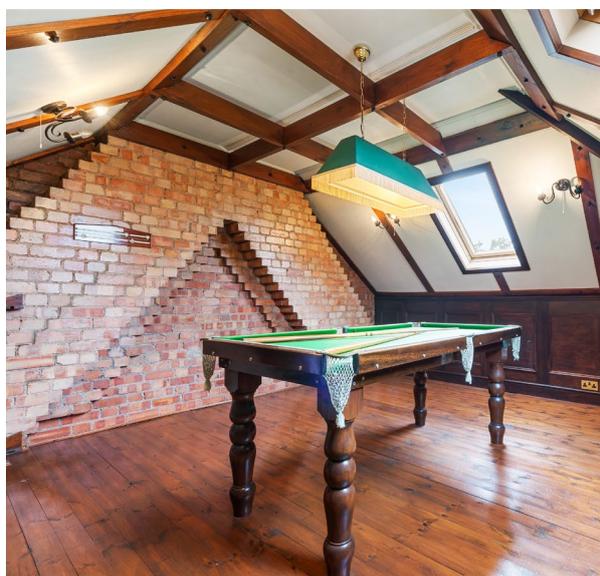
outdoors is equally as appealing with a large and established raised patio area complete with built-in, covered, bbq area.

steps lead down to a manicured lawn edged with established planting providing a secluded and very attractive environment for sitting out or just looking at through the conservatory windows.



every room has been beautifully cared for, offering tasteful and established design with many attractive features such as fireplaces, solid oak flooring, stylish lighting and updated feature covings throughout.

the hallway opens up to offer a very useful downstairs cloakroom and a large kitchen/dining room running the length of the house and opening up to a very inviting conservatory.





**LOCATION:**

this home is in a highly convenient and accessible location, surrounded by excellent transport links, open spaces, local facilities and schools.

there is a vast amount of open space - with both Arncliffe and Broomfield parks being just a few minutes walk away.

there are also a wide range of options for travel including Bowes Park, Palmers Green and New

Southgate railway stations all being within easy access and on the Great Northern and/or Thameslink lines. Arncliffe Tube is a short walk and is on the Piccadilly line - ideal for swift journeys in and out of the capital.

Schools are also plentiful and within easy walking distances. Walker School, Ashmole Academy, Bowes Primary School and Broomfield Secondary School are just some of those nearby.

## valuable information

### EDUCATION:

#### primary schools:

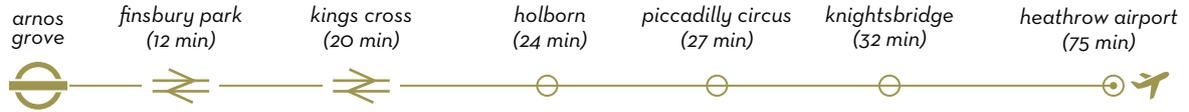
- 🎓 bowes primary school  
(ofsted rated outstanding) 0.5 miles away
- 🎓 walker primary school  
(ofsted rated good) 0.6 miles away
- 🎓 garfield primary  
(ofsted rated good) 0.9 miles away

#### secondary schools:

- 🎓 broomfield school  
(ofsted rated good) 0.3 miles away
- 🎓 ashmole academy  
(ofsted rated outstanding) 1.5 miles away
- 🎓 st anne's catholic high school for girls  
(ofsted rated outstanding) 0.9 miles away

### TRANSPORTATION:

arnos grove station (piccadilly) is 0.6 miles away with direct access to kings cross station from under 25 minutes.



LOCAL MARKET:

£ 14 morton way  
 sold £1,510,000 - 27th may 2022  
 2498 sq ft  
 price per sq ft: £604

£ 25 townsend avenue  
 sold £1,042,000 - 4 feb 2022  
 2021 sq ft  
 price per sq ft: £515

£ 102 morton way  
 sold £862,500 - 24 march 2022  
 1889 sq ft  
 price per sq ft: £456

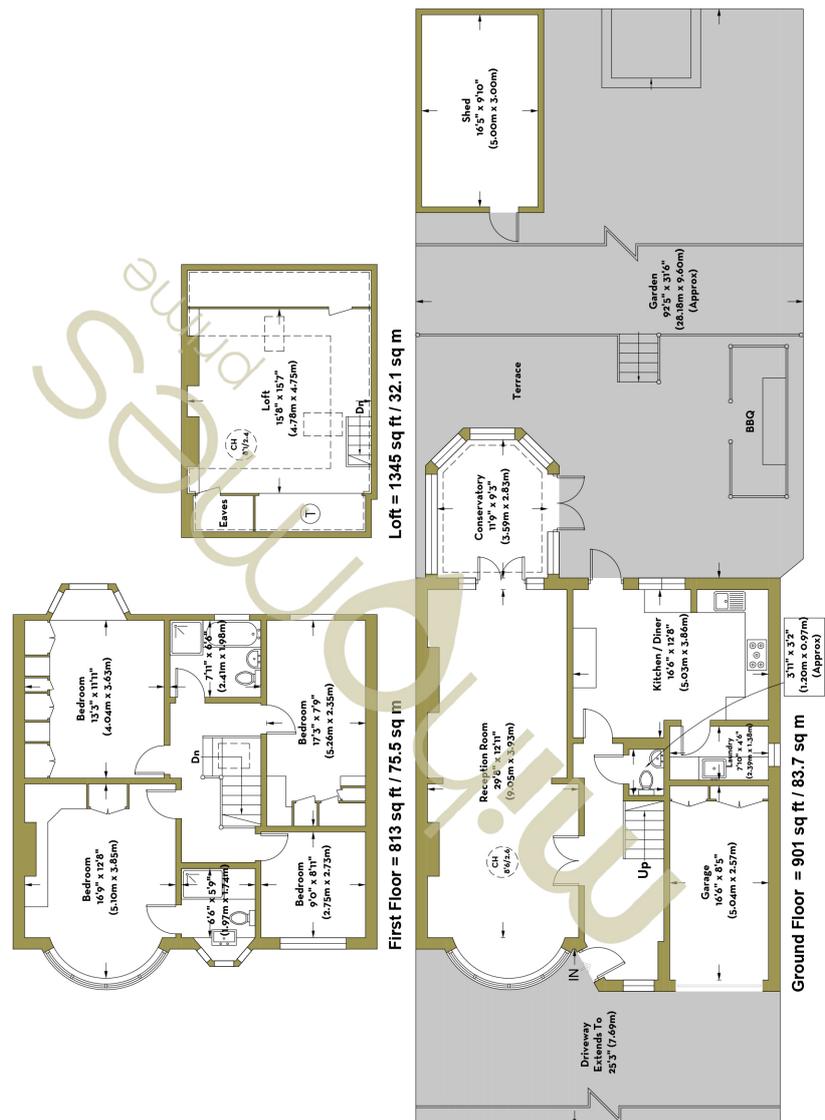
*floorplan:*

16 MORTON WAY,  
 LONDON, N14 7HP

- approximate gross internal floor area:  
2359 sq ft / 219.2 sq m
- epc rating: d
- council tax band: g



*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 910666)*



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1

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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 230 google reviews)



5

over 80% of business generated solely by recommendations

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dream a reality. let's talk.*