



FREEHOLD

House

65 CHASE ROAD, LONDON, N14 4QY

Offers Over

£475,000

FEATURES

- Chain Free
- Spacious 24'4 ft. Lounge/Diner
- Original Floorboards & Log Burner
- SW Facing Rear Garden
- Lovely 1890's Two Bedroom Cottage
- Double Glazed Sash Windows
- Scope for Extension to Rear and Loft (STPP)
- Downstairs Family Bathroom



RASH & RASH

2 Bedroom House located in London

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Offered to the market chain free, this charming two bedroom Victorian cottage is ideally situated within walking distance of Oakwood Underground Station (Piccadilly Line), with easy access to Southgate, Trent Park and a range of local shops, cafés and restaurants.

Beautifully presented throughout, the property features a spacious extended lounge/dining room with a wood burning stove and patio doors opening onto a south-westerly facing rear garden, creating an ideal space for both relaxing and entertaining. The fitted kitchen offers ample storage and worktop space, while the ground floor bathroom is downstairs, both are in excellent condition.

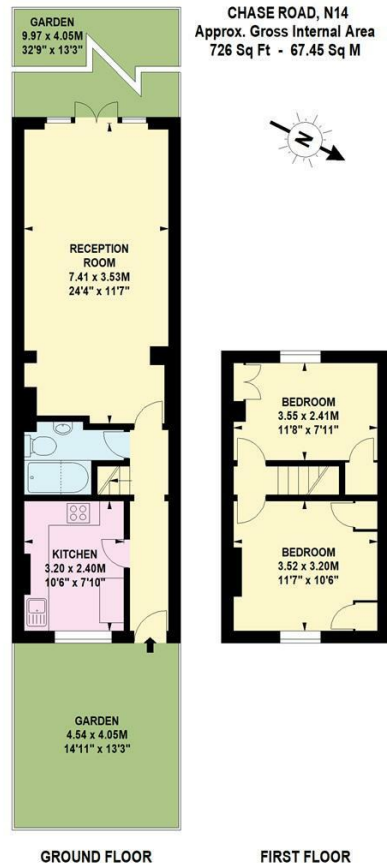
Upstairs, there are two generous bedrooms, both benefiting from built-in wardrobes, with the main bedroom also featuring original wood flooring and a characterful cast iron fireplace.

Additional features include double glazed sash-style windows, wood flooring, gas central heating and potential to further extend, subject to the necessary planning permissions.

The approximately 30ft rear garden enjoys a sunny south-westerly aspect with a patio, lawn and garden shed, while the front garden offers potential for off-street parking, subject to planning permission. This delightful home combines period charm with modern convenience and is an excellent opportunity for first-time buyers, downsizers or investors alike.

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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