

FREEHOLD



House - Semi-Detached

1 MANOR DRIVE, LONDON, N14 5JH

Offers Over

£925,000

FEATURES

- Ashmole and Osidge School nearby
- Stylish Finish Throughout
- Front Reception
- Ground Floor Cloakroom
- Walking distance to Southgate Station
- Three Bedrooms
- Rear Reception and Open Plan Kitchen
- Large Driveway



RASH & RASH

3 Bedroom House - Semi-Detached located in London

Presented to an exceptional standard throughout, this tastefully decorated and bright three bedroom semi-detached family home is ideally positioned on one of Southgate's most popular residential roads and is offered in turn key condition. This attractive property offers spacious accommodation throughout, featuring a spacious reception room to the front, with a separate second reception/dining room to the rear with an open plan fitted kitchen - this area gives access to a substantial 89 foot private rear garden. The home further benefits from a ground floor cloakroom, integral garage and off-street parking for two cars. Upstairs there are three double bedrooms and a family bathroom with separate toilet. This house also has further scope to extend subject to the necessary planning consents.

The property is within easy reach of Southgate Underground Station (Piccadilly Line), offering direct access into Central London. The area is highly regarded for its excellent local schools, including Ashmole Academy and Osidge Primary School, making it particularly appealing for families.

Residents can also enjoy the nearby green open spaces of Grovelands Park and Broomfield Park, whilst Southgate's vibrant selection of shops, cafés and restaurants are all conveniently close by.

Combining stylish presentation, generous accommodation and a highly sought-after location, this is a wonderful opportunity to acquire a superb family home in the heart of Southgate.

Call us on

02088822828

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<https://www.rashandrash.com/>

Council Tax Band

F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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.

