

FREEHOLD



House - Detached

54 LINCOLN AVENUE, LONDON, N14 7LH

Offers Over

£900,000

FEATURES

- Detached House
- Large Garden
- Large Garage
- Driveway
- Summer House/Office
- Three Bedrooms
- Double Reception Room
- Separate Kitchen/Diner



RASH & RASH

3 Bedroom House - Detached located in London

Beautifully presented detached three-bedroom family home, quietly positioned within a desirable cul-de-sac and falling within the sought after Ashmole Primary School catchment area. Occupying an exceptionally generous plot for the area, the property offers excellent potential to extend to the side, rear and into the loft, subject to the usual planning permissions (STPP).

This lovely house comprises a welcoming entrance hall, a bright and spacious double reception room, and a fitted kitchen/diner overlooking the rear garden. The first floor offers three bedrooms and a family bathroom, making it an ideal home for growing families.

Externally, the property benefits from off-street parking, a substantial double depth garage providing excellent storage or workshop space, and a detached summer house/home office positioned within the garden. The impressive rear garden extends to approximately 81ft x 70ft, offering an exceptional outdoor space for entertaining, family living, or future development opportunities.

Conveniently located just 900 metres from Southgate Underground Station (Piccadilly Line), this is a rare opportunity to acquire a detached home with good living space, extensive gardens, and significant scope to enhance and add value.



Call us on

02088822828

info@rashandrash.com

<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			78
(55-68) D		56	
(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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