



FREEHOLD



House - Semi-Detached

**39 BURLEIGH
GARDENS,
SOUTHGATE, N14
5AJ**

Offers Over
£800,000

FEATURES

- Two Reception Rooms
- Separate Kitchen
- Conservatory ad cloakroom
- Bathroom/WC
- 74 ft. Garden
- Off-Street Parking and Garage to rear
- Catchment of Excellent Schools
- Close to Southgate Tube Station



RASH & RASH

3 Bedroom House - Semi-Detached located in Southgate

Offered for sale for the first time in 40 years is this delightful three bedroom semi-detached home with generous living space of approximately 1,350 sq ft, perfect for families and commuters alike in the heart of Southgate.

The ground floor boasts two spacious reception rooms, a separate kitchen, a convenient cloakroom, and a conservatory that opens out to a lovely 74ft rear garden, ideal for entertaining or enjoying peaceful outdoor moments. Additional features include a garage and off-street parking at the front of the property.

Upstairs, you'll find three bedrooms, a family bathroom, and a separate WC.

Just a short stroll to Southgate Underground Station (Piccadilly Line) and local bus routes, the property offers superb access to central London. You're also moments from the vibrant Southgate town centre, home to a variety of shops, cafes, and restaurants, along with the open green spaces of Grovelands Park.

Families will benefit from proximity to outstanding local schools, including Ashmole Primary and Academy and Osidge Primary School.



Call us on

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Council Tax Band

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The chart displays the percentage of dwellings in each energy efficiency rating band from 2002/03 to 2012/13. The bands are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The percentage for each band generally decreases over time, with band A showing a significant increase from 2002/03 to 2012/13.

Rating	2002/03 (%)	2012/13 (%)
A	10	25
B	25	15
C	30	10
D	15	5
E	10	3
F	5	1
G	2	0

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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