

The Mall, N14

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Guide Price £1,250,000 *Freehold*

A substantial semi-detached, double-fronted period house offering just over 2,300 sq. ft. of internal accommodation arranged over three floors, situated on arguably one of Southgate's most desirable roads, within easy reach of the cafés and restaurants around historic Southgate Green, as well as Walker Primary School and St Monica's Catholic Primary School.

A welcoming entrance hall leads to a spacious front reception room with a wide bay window, high corniced ceiling, feature fireplace and stripped wood flooring. Opposite is a study, which could also function as a home office or playroom. At the end of the hall is a generously sized second reception room, currently used as a guest bedroom, with direct access to the rear garden. At the rear of the house is an impressive kitchen/diner, fitted with an extensive range of contemporary Shaker-style units complemented by light work surfaces. A contrasting central island provides additional storage and incorporates a breakfast bar, while integrated appliances include a double oven and hob.





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An archway connects the kitchen with the dining room, creating a sociable and versatile space ideal for everyday family living and entertaining. Just off the dining room is a useful utility room, while a guest bathroom completes the ground-floor accommodation.

On the first floor, the impressive principal bedroom benefits from a deep bay window and an en-suite shower room. There are three further well-proportioned bedrooms and a family bathroom. The second floor provides a particularly spacious fifth bedroom, measuring approximately 21'1" x 16'1", together with an en-suite shower room and useful eaves storage.

Outside, the property enjoys a generous, secluded rear garden extending to approximately 92' in length, with mature shrubs, and a detached garage that is currently used as a music studio. To the front















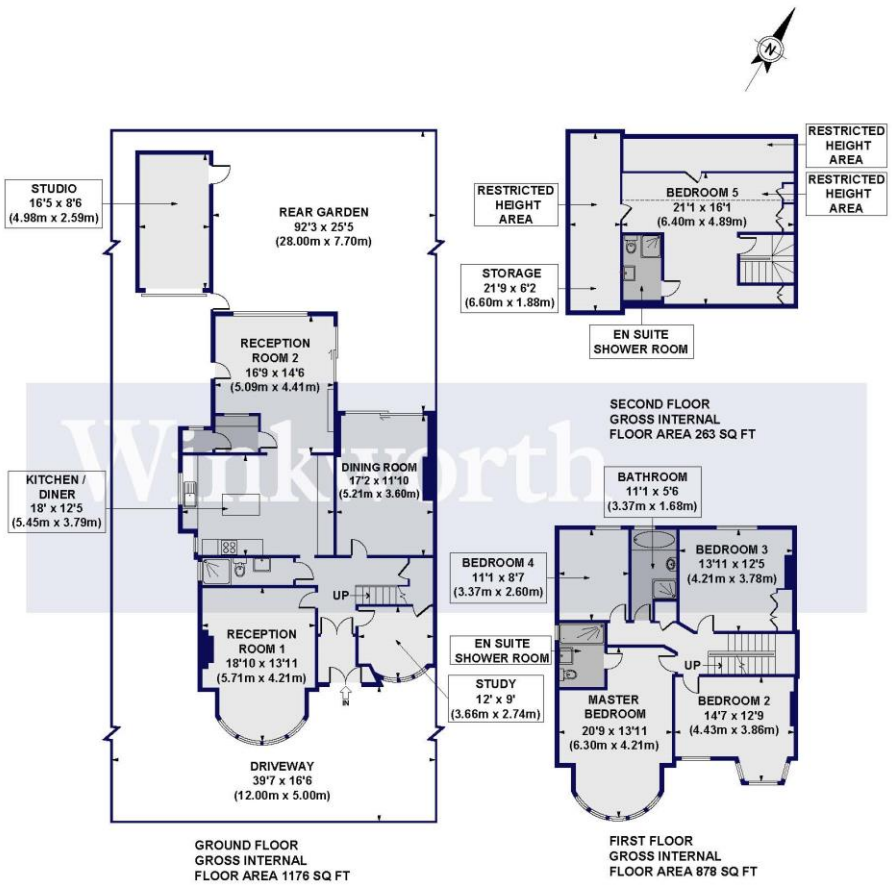
MATERIAL INFO

Tenure: Freehold
Council Tax: London Borough of Enfield - Band G
EPC rating: D

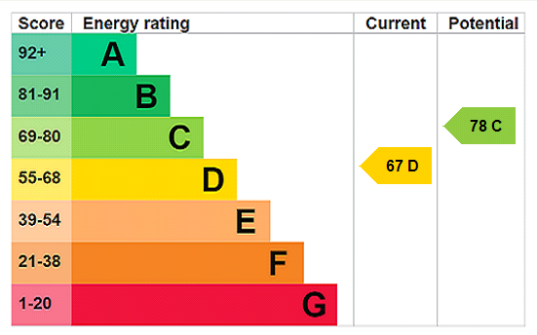
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Approx. Gross Internal Floor Area 2317 sq. ft / 215.22 sq. m

(Excluding Restricted Height Area / Storage & Studio)



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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