

Selborne Road, N14

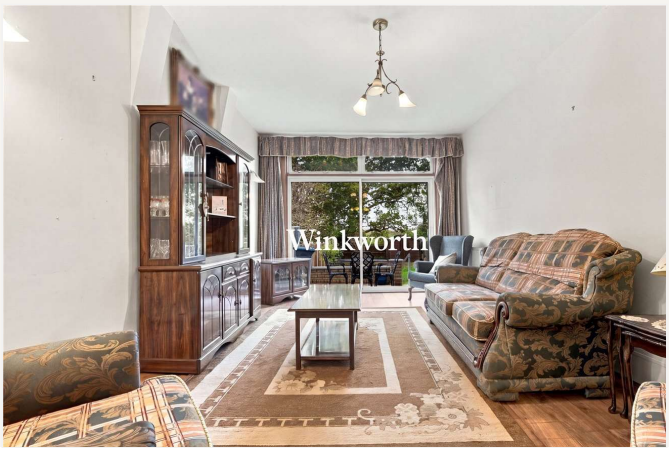
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Offers Over:£1,050,000 *Freehold*

A light and spacious semi-detached Edwardian house situated in arguably one of Southgate's most desirable roads, close to the historic Southgate Green, the popular Walker, Ashmole and St. Monica's Primary schools, and local parks. Southgate tube (Piccadilly line) and Palmers Green mainline BR station (to Moorgate) are also within easy reach.

The property boasts over 1400 Sq. Ft of floor area and arranged on two floors and enjoys an array of beautiful character features along with an abundance of natural light. Beyond the double-glazed doors is a stained-glass front door which opens into a grand entrance hall with striking tessellated tile flooring, and an original bespoke wooden hall settle bench adding further period charm to the entrance hall. To the immediate right of the entrance hall is an impressive reception room with a deep box bay with double glazed windows. A generously sized dining room offers a great space to entertain family, guests, and benefits from access to the rear garden via the sliding double glazed patio doors. Both rooms have high ceilings, a modern eat-in kitchen, plus a guest WC located off the kitchen outside in the garden.



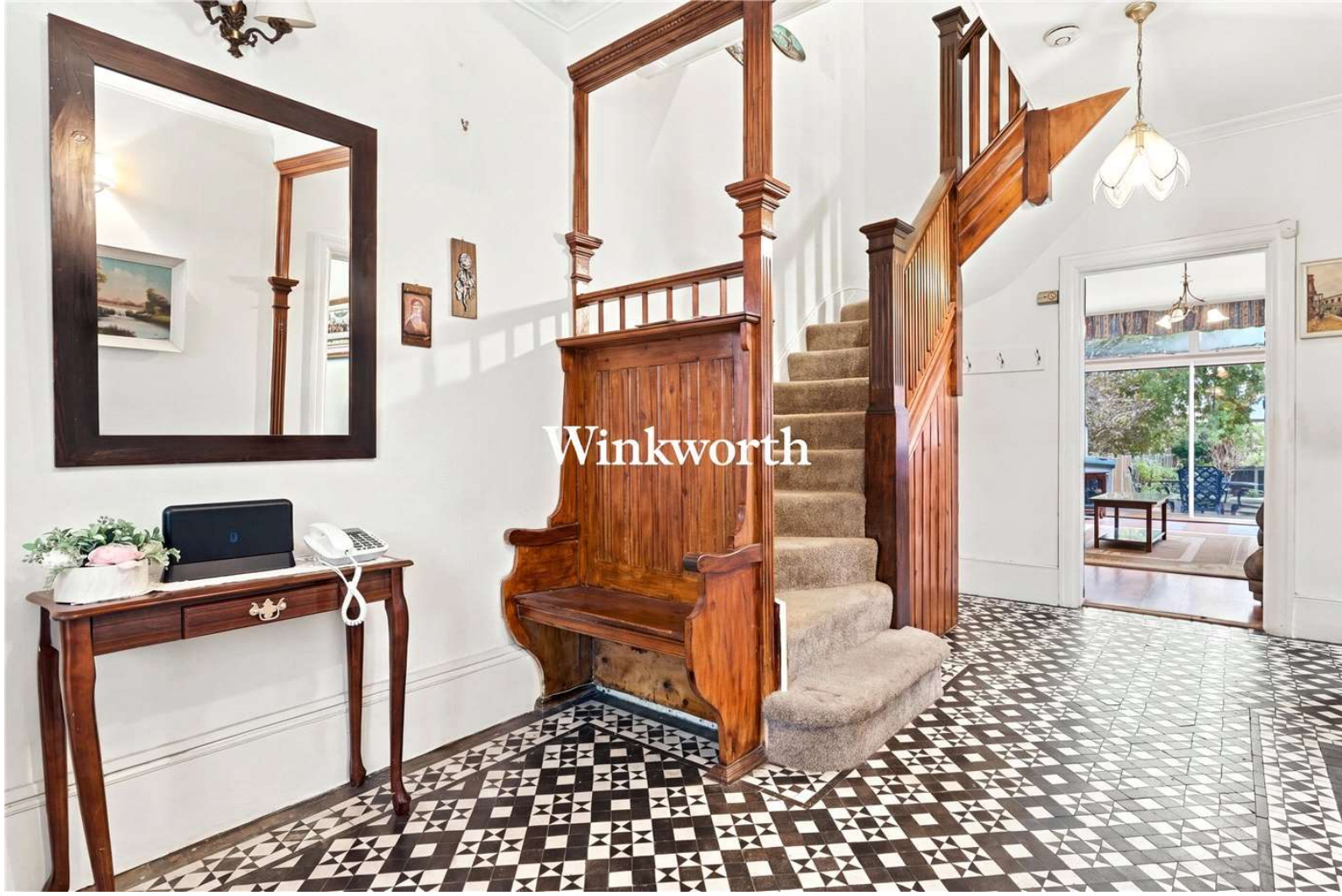


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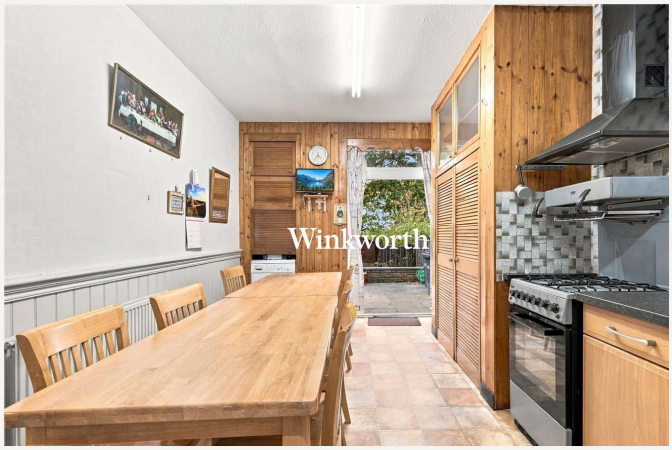


A spacious landing on the first floor guides you into four bedrooms, of which three are double in size. There is also a family-sized bathroom offering both a built-in standup shower and separate bath. The loft is untouched and offers the ability to be converted into subject to the usual planning permission and consents.

Externally the property enjoys an idyllic, landscaped rear garden extending 84' in length with trees providing privacy, the property also has a unique and direct access to Conway Rec which is located directly behind the garden offering further green space. At the front of the house is a wide paved driveway allowing parking for up to two vehicles.

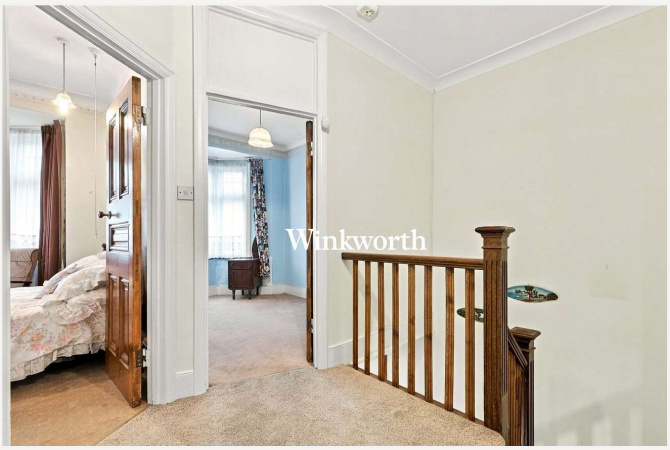
Viewing is highly recommended to appreciate the space and character this lovely property offers.















MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: C

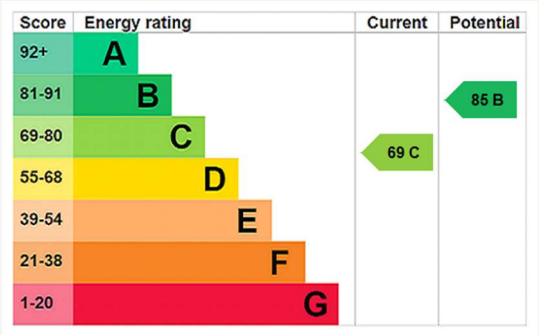
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Total area: approx. 1472.4 sq. feet (136.8 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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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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