



ASH GROVE, N13  
**£585,000 FREEHOLD**

**A LIGHT AND AIRY, SEMI-DETACHED FAMILY HOME LOCATED CLOSE TO SCHOOLS AND PARKS.**

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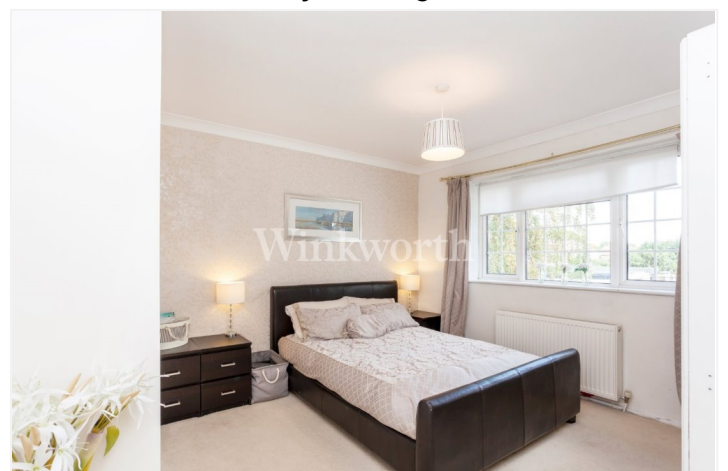


### DESCRIPTION:

A well-presented and spacious three bedroom semi-detached house situated on a popular residential road within close proximity of Ofsted outstanding/good schools: Highfield Primary School, Latymer Grammar School, St Anne's Catholic High School, Firs Farm Primary and Winchmore Secondary school, enjoying the luxury of nearby open spaces and sport facilities (Firs Farm Wetlands, Clowes football/cricket ground, newly built flood-lit Firs Farm tennis court). The property has been extended and updated to provide 1145 Sq.ft of light and airy living accommodation. The ground floor features a spacious entrance porch, an 18'11 wide front reception room and a guest WC. The rear of the property showcases a stunning modern kitchen and a dining room with underfloor heating. The kitchen boasts an extensive range of white wall and base units with a glass tiled splash back, granite work top and integrated appliances. There are also two large windows providing views of the rear garden. On the first floor you will find three generously sized bedrooms and an attractive, fully tiled bathroom with a modern suite. Externally the property enjoys a secluded, westerly aspect rear garden with mature fruit trees backing onto an allotment, whilst at the front is a wide driveway (the owner of the property leases a plot directly behind the rear garden). There is also potential for further expansion subject to any planning consent.

### AT A GLANCE:

- Semi-Detached House
- Secluded Rear Garden with Mature Fruit Trees
- Stunning Fitted Kitchen with Adjoining Dining Room
- Under Floor Heating
- Spacious Off-Street Parking
- Sought After Location within Close Proximity of Outstanding Schools Highfield Primary and Latymer
- Attractive Family Bathroom
- Ground Floor WC
- Potential to Extend Subject to Any Planning Consent



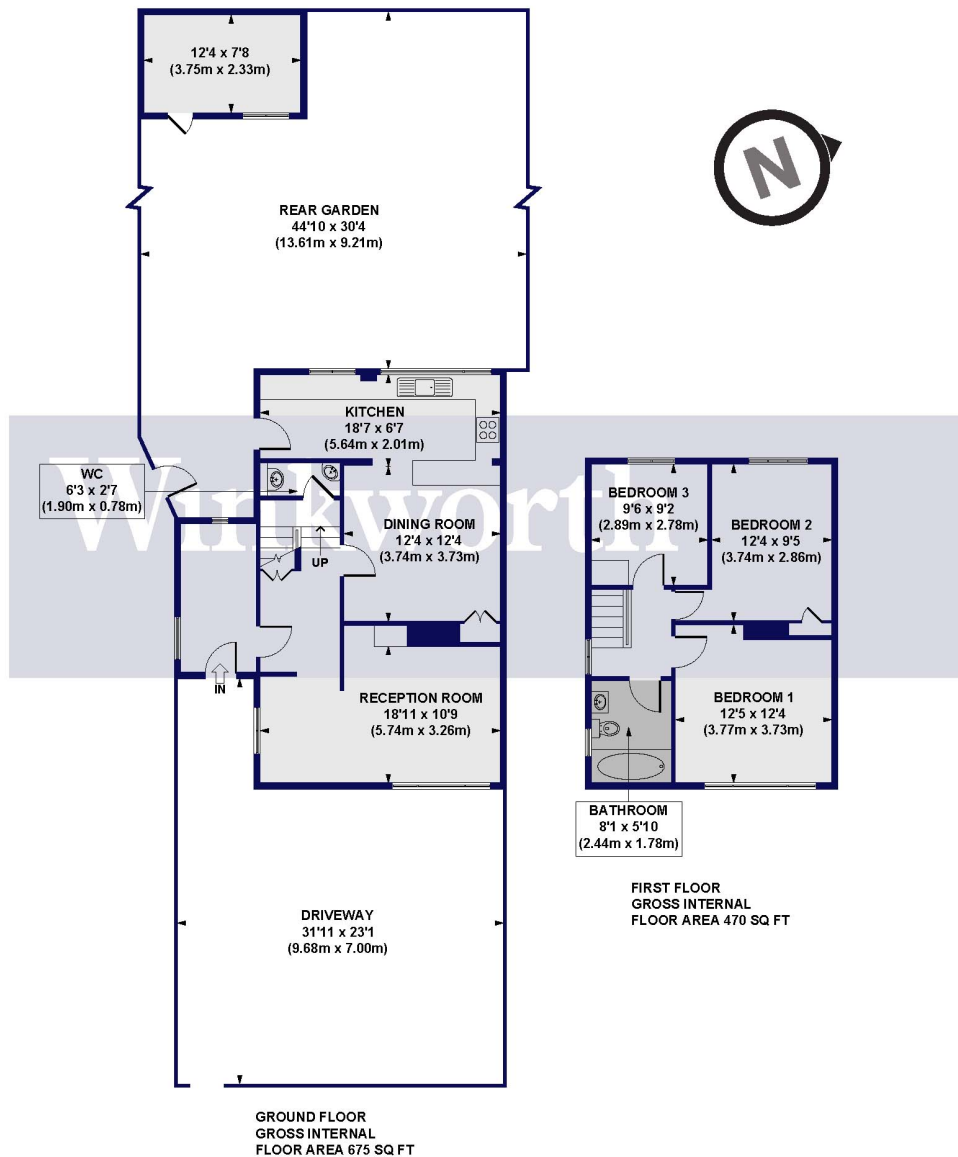






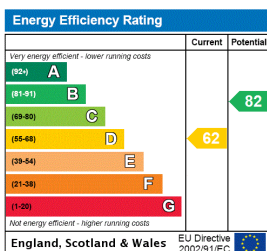
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Approx. Gross Internal Floor Area 1145 sq. ft / 106.40 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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