



WYNCHGATE, N14
£900,000 FREEHOLD

**A SPACIOUS FAMILY HOME IN A GREAT
 LOCATION WITH A LARGE REAR GARDEN,
 OFFERING POTENTIAL TO EXTEND (STPP).**

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DESCRIPTION:

A spacious family home with superb potential to expand (subject to planning consent), located in a sought-after area within easy reach of Southgate tube station (Piccadilly Line), Westgrove Primary School, and the popular Grovelands Park - making it especially appealing to families. The vibrant Chase Side is also nearby, offering an excellent selection of shops and eateries, with a gym, leisure centre, and a Marks & Spencer grocery store all within easy reach.

The property offers just over 2,100 sq. ft. of floor area, including an impressive cellar with approximately 6.5 ft (2m) ceiling height - ideal for conversion into a home office, gym, or workshop. The ground floor features a welcoming entrance hall leading to a generously sized front reception room with a wide box bay window, a separate dining room. A long landing on the first floor leads to three well-proportioned bedrooms, a family bathroom, and a separate WC.

Outside, the property benefits from a mature, well-maintained rear garden extending just over 85 feet in length, a split-level patio, access to the garage, and a gardener's WC. There is also a gate providing side access. At the front is a garden and a driveway.

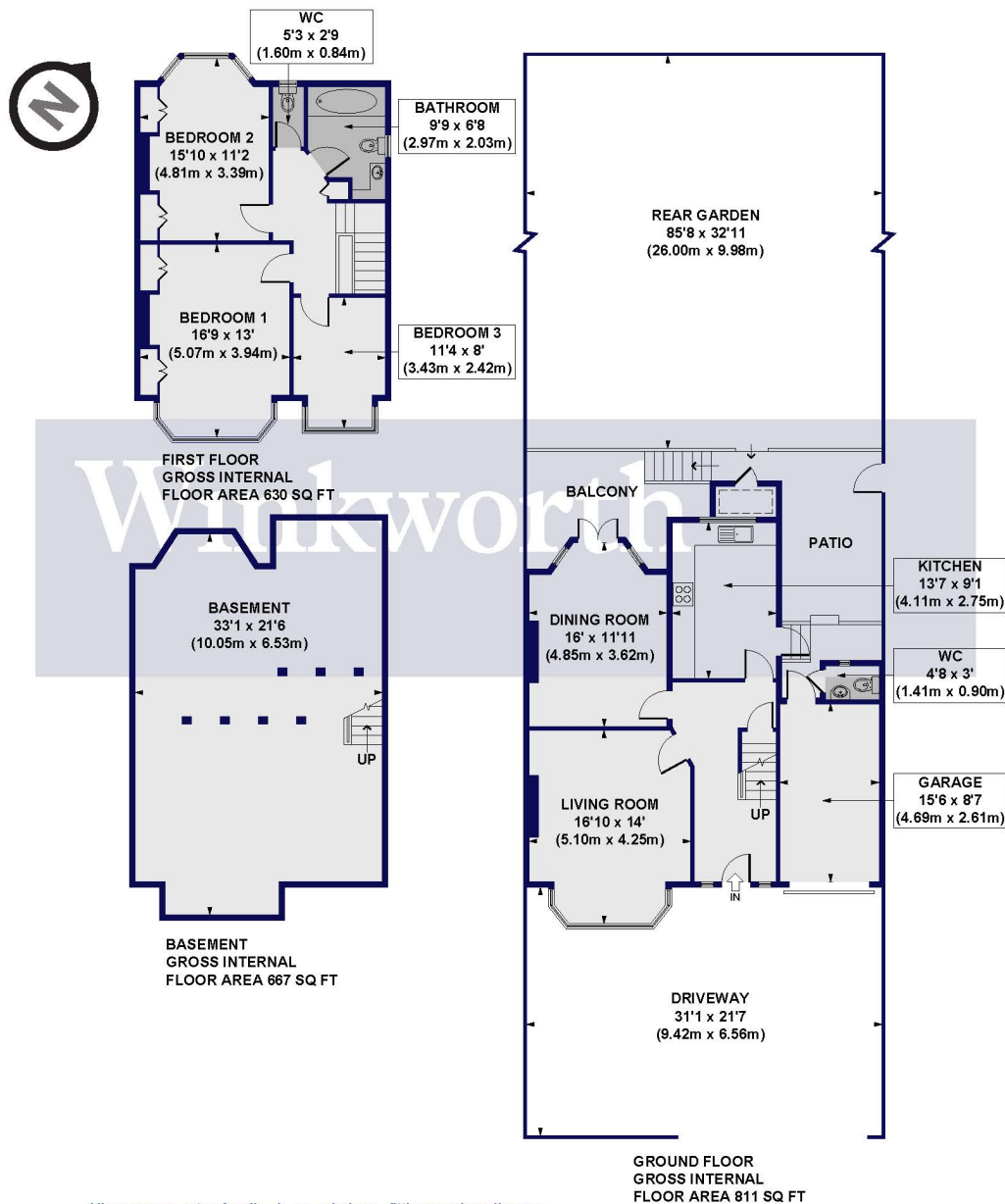
We highly recommend an internal viewing to fully appreciate the space and potential the property offers.



Wynchgate, N14

Approx. Gross Internal Floor Area 2108 sq. ft / 195.93 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1957 sq. ft / 181.80 sq. m (Excluding Garage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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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