



THE MALL, N14
£1,200,000 FREEHOLD

**A LIGHT AND SPACIOUS SEMI-DETACHED FAMILY HOME
 IN A SOUGHT-AFTER LOCATION IN SOUTHGATE.**

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DESCRIPTION:

A spacious semi-detached house situated on a desirable tree-lined road, within close proximity to both Broomfield and Grovelands Parks, as well as Palmers Green mainline station (with services to Moorgate) and Southgate underground station (Piccadilly Line). The popular Walker and St. Monica's Primary Schools are also within easy reach, along with the historic Southgate Green at the top of the road, with an excellent selection of eateries.

The property boasts just over 1,900 sq. ft. of floor area and features two generously sized reception rooms, one of which includes a bay window with stained glass inserts and a lovely character fireplace. A conservatory is accessed via double doors in rear reception room. There is also an impressive eat-in kitchen fitted with an extensive range of oak wall and base units, a Butler-style sink, and a granite worktop. A door in the hallway provides access to a large garage, offering the potential for conversion into a formal room (subject to planning consent). A spacious landing on the first floor leads to four generously sized bedrooms, including a superb 19'5" x 13'10" principal bedroom, a contemporary bathroom, and a separate WC.

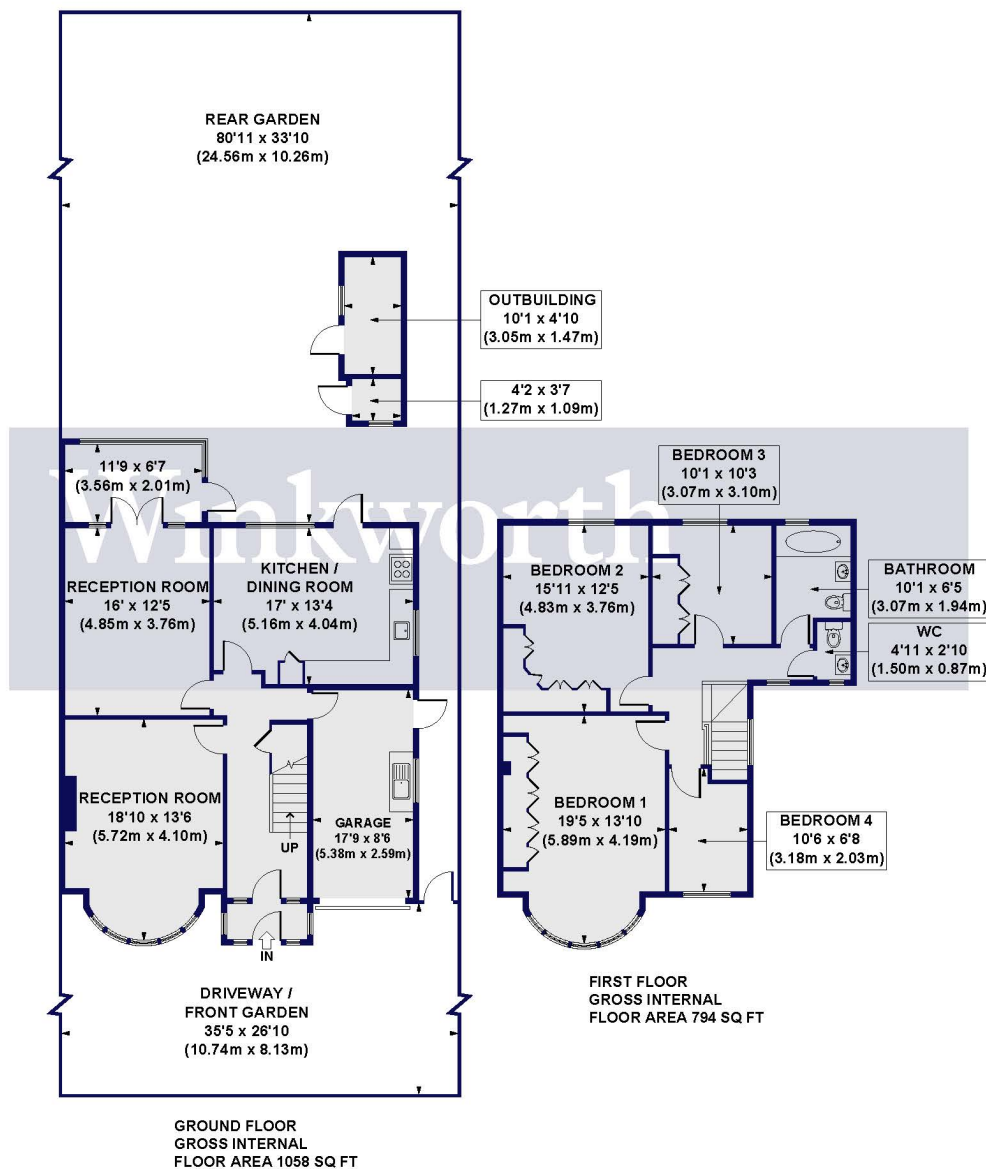
The secluded south-facing rear garden benefits from mature borders, a well-maintained lawn with a water feature at one end, and a brick outbuilding with a barbeque chimney. At the front of the house is a garden and driveway. We highly recommend an internal viewing to fully appreciate the light and space this lovely property offers.



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Approx. Gross Internal Floor Area 1917 sq. ft / 178.06 sq. m (Including Outbuilding & Garage)

Approx. Gross Internal Floor Area 1689 sq. ft / 156.92 sq. m (Excluding Outbuilding & 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	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: London Borough of Enfield – Band G

All figures that are shown were correct at the time of printing.

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