



Waterfall Road, N11

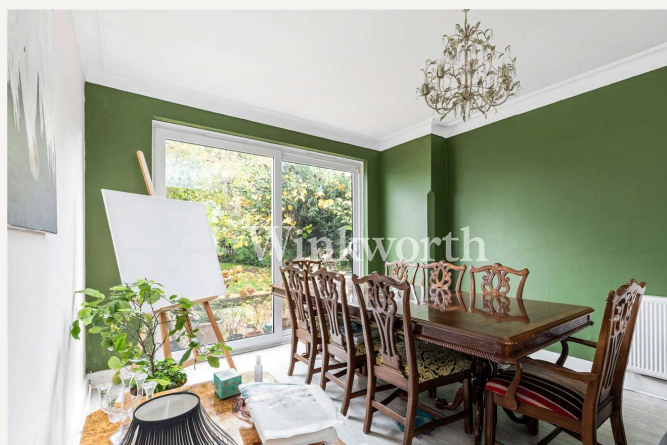
GUIDE PRICE £750,000-£765,000 *Freehold*

A beautifully presented semi-detached family home situated in a sought-after location, within easy reach of Arnos Grove tube station (Piccadilly Line) and New Southgate overground station, as well as the popular Arnos Park, making the area highly desirable for commuters and families alike.



KEY FEATURES

- Beautifully Presented Semi-Detached House
- Great Location in Easy Reach of Arnos Grove tube and New Southgate Overground
- Spacious Adjoining Reception Room/Dining Room
- Contemporary Style Kitchen with Granite Worktop
- Loft Conversion
- Four Bedrooms
- Two Bathrooms
- Mature and Well-Maintained Rear Garden



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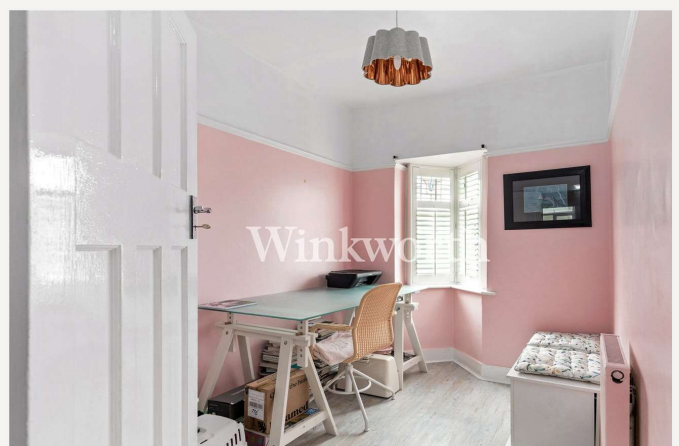
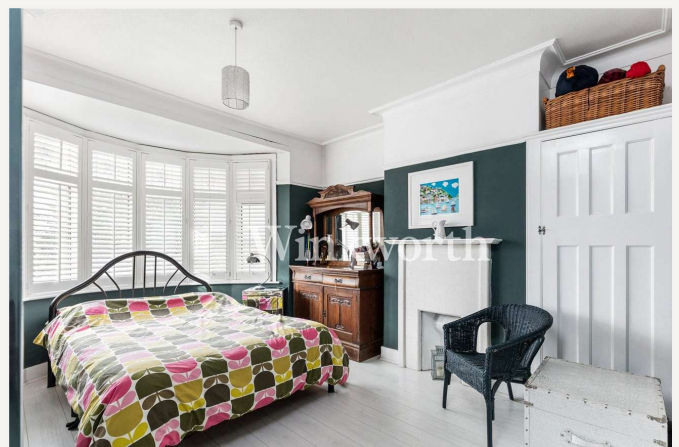
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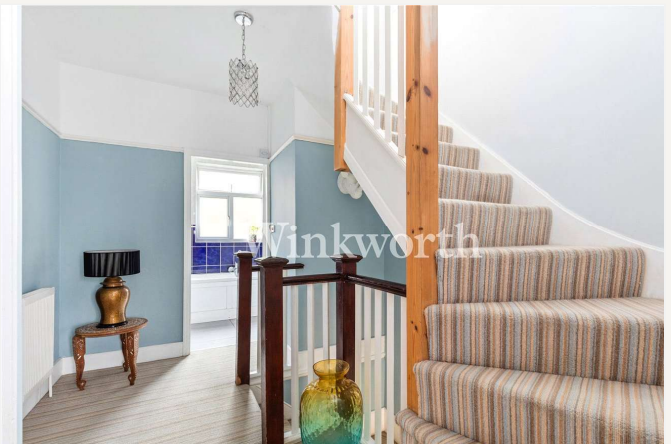
for every step...



The ground floor features a spacious adjoining reception and dining room, accessed from the entrance hall via double doors - ideal for relaxing or entertaining guests. At one end is a bay window, while at the other, patio doors provide access to the rear garden. There is also a contemporary-style kitchen with a granite worktop. The first floor offers three well-proportioned bedrooms and a family bathroom. The loft has been converted to create an impressive principal bedroom with ample eaves storage and a modern bathroom, both enjoying Juliet balconies with lovely views over the garden. The windows in the reception room, bedroom two, and the second-floor bedroom are fitted with shutters. Outside, the property boasts a beautiful, mature rear garden extending to just under 100 feet in length, filled with roses and fruit trees - a true haven for wildlife.

We highly recommend viewing this property to fully appreciate the space and quality of accommodation it offers.





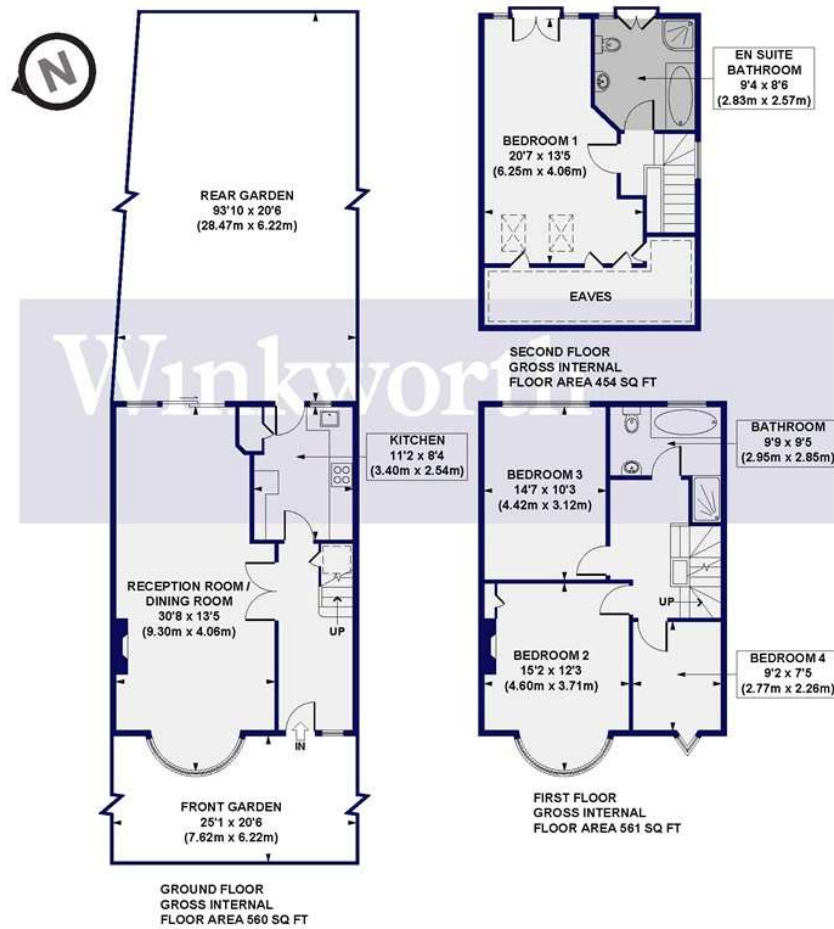
MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

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Approx. Gross Internal Floor Area 1575 sq. ft / 146.28 sq. m (Including Eaves)

Approx. Gross Internal Floor Area 1472 sq. ft / 136.73 sq. m (Excluding Eaves)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/PGN180486>

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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