



FORESTDALE, N14
OFFERS OVER £1,000,000 FREEHOLD

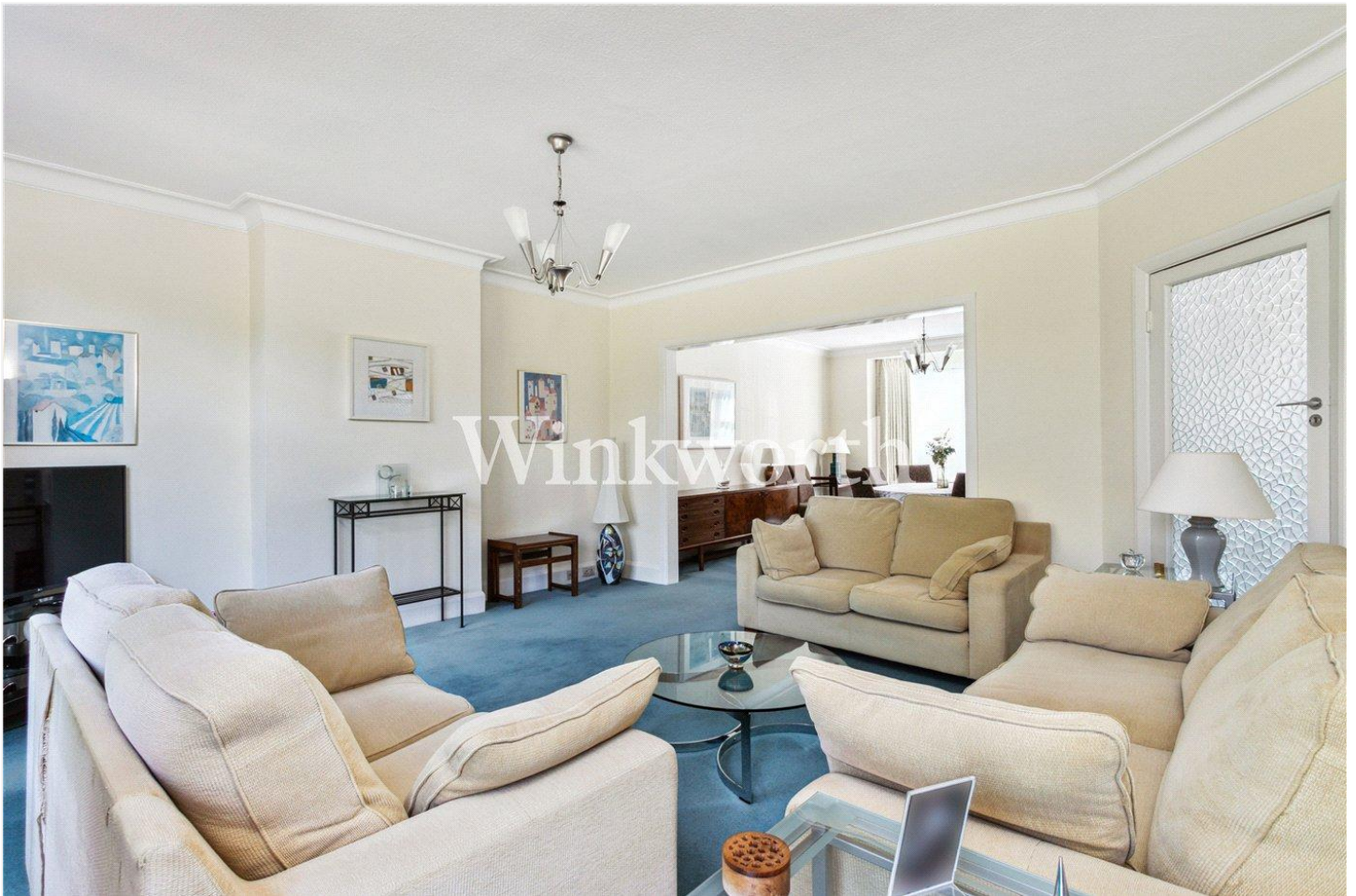
**RARELY AVAILABLE DOUBLE FRONTED FAMILY HOME WITH
 LIGHT AND SPACIOUS ACCOMMODATION IN A SOUGHT-AFTER
 LOCATION, OFFERING POTENTIAL TO EXTEND (SUBJECT TO
 PLANNING CONSENT).**

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DESCRIPTION:

An excellent opportunity to acquire this lovely double-fronted semi-detached family home, situated on the desirable Minchenden Estate, conveniently located close to Arnos and Broomfield Parks, and with easy access to Arnos Grove tube station (Piccadilly Line), Palmers Green overground (to Moorgate), and an excellent selection of cafes and restaurants along the historic Southgate Green.

The ground floor features a welcoming entrance hall leading to a 16'1" wide reception room with views and access to the rear garden, and a spacious adjoining dining room ideal for relaxing and entertaining. There is also an eat-in kitchen, featuring contemporary wall and base units, with a door offering additional access to the rear garden. The original garage has been reconfigured to create a useful utility room and store, though it could easily be reinstated as a garage or adapted to form an additional room. A guest WC completes the ground floor accommodation.

Upstairs, you will find three generously sized bedrooms, all with fitted wardrobes, including an impressive, oversized 21' wide principal bedroom with a large round bay window, plus a family bathroom and a separate WC.

Outside, the property enjoys a mature 95' long rear garden with a generous patio area - perfect for entertaining al fresco, as well as ample external storage. To the front, there is a wide driveway providing off-street parking for up to three cars.

We highly recommend a viewing to fully appreciate the light, space, and potential this lovely home has to offer.



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Approx. Gross Internal Floor Area 1679 sq. ft / 155.99 sq. m (Excluding Sheds)



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: London Borough of Enfield – Band G

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

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