



4

Bedrooms



3

Bathrooms



Addison Townsend are delighted to offer this absolutely stunning and beautifully extended semi detached house located in this quiet small no through road which has its own mature garden square and is within 0.6 miles of Southgate Underground Station and High Street with its wealth of amenities within excellent school catchments and close walking distance of local parks.

Addison Townsend are delighted to offer this absolutely stunning and beautifully extended semi detached house located in this quiet small no through road which has its own mature garden square and is within 0.6 miles of Southgate Underground Station and High Street with its wealth of amenities within excellent school catchments and close walking distance of local parks. The property has been beautifully extended and offers open plan living accommodation. The ground floor offers; porch with picturesque stained glass double doors to a large entrance hall which provides access to a beautifully presented shower room, the front reception comes with bi folding doors to the extended kitchen/living/family room; the bespoke kitchen comes with top of the range fixtures and fittings and offers access to the utility room; stunning sliding doors of 7.5m almost spanning the full width of the rear of the property at 8.5m internally and opening out onto a private natural stone patio area conducive to entertaining. The first floor offers a bright and spacious landing with stained glass windows which provides access to four well proportioned bedrooms and a luxury family bathroom; two bedrooms to the front overlook the garden square and two bedrooms to the rear over look the garden with a top of the range en-suite shower room to the main bedroom. Externally the property offers an extremely large, private and beautifully landscape West facing garden with an additional smaller stone terrace part way up the garden. To the front there is a small front garden and a paved driveway providing off street parking.

### **Entrance Porch**

Stained glass double doors and windows to all aspects

### **Entrance Hall**

Solid wood floor. Stained glass door. Window to front aspect.

### **Shower Room**

Tiled walls and floor. Walk in shower. Wall mounted wash hand basin. Low level W.C. Window to side aspect.

### **Front Reception** *12'2 x 11'2 (3.71m x 3.40m)*

Feature fireplace with marble surround. Bay window to front aspect. Bi-folding doors to kitchen/living/family room. Wood floor.

### **Kitchen/Family/Living Room** *25' x 28'8 (7.62m x 8.73m)*

Beautiful bespoke kitchen with integrated appliances and granite work tops. Sliding doors spanning the full width of the rear of the property. Wood floor.

### **Utility Room**

Plumbing for washing machine and tumble drier. Side door access.

### **Landing**

Stained glass windows to rear and side access. Loft access.

### **Main Bedroom** *14'10 x 11'1 (4.52m x 3.38m)*

Window to rear aspect. Door to en-suite shower room.

### **En-Suite Shower**

Tiled walls and floor. Shower cubicle. Low level flush W.C. Wall mounted wash hand basin. Window to front aspect.

### **Bedroom Two** *14'10 x 10'2 (4.52m x 3.10m)*

Bay window to front aspect.

### **Bedroom Three** *12'7 x 10'10 (3.84m x 3.10m)*

**Bay window to rear aspect.**

**Bedroom Four** *9' x 6'5 (2.74m x 1.96m)*

Window to front aspect.

**Bathroom**

Freestanding bath with shower attachment. Low level flush W.C. Wall mounted wash hand basin. Window to front aspect. Tiled walls and floor.

**Garden** *98'5 x 78'9 (30.0m x 24.0m)*

Large landscaped West facing garden widening to the rear. Paved patio. Side access.

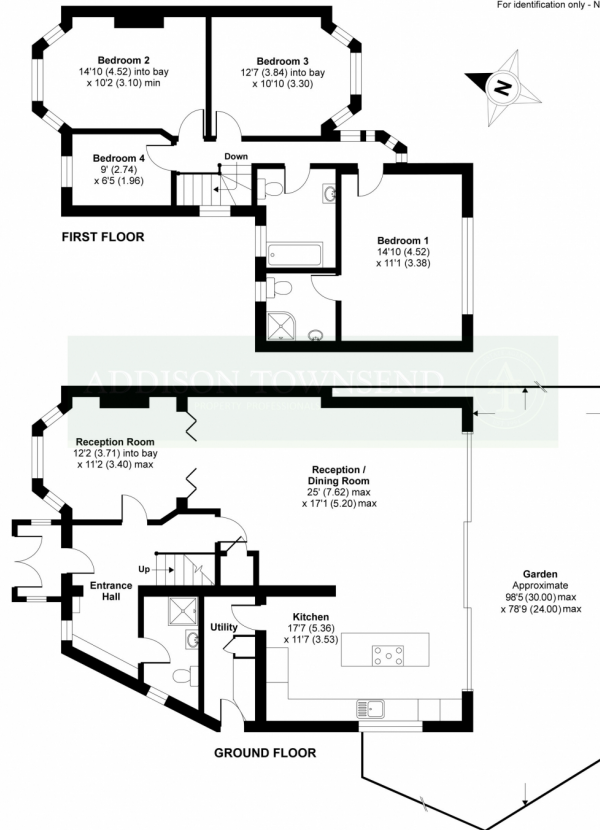
**Driveway**

Paved front driveway.



**York Gate, London, N14**

Approximate Area = 1710 sq ft / 159 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Addison Townsend. REF: 737337

