

**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS



**£1,000,000**

**Bourne Hill, London, N13**



 **4**  
Bedrooms

 **2**  
Bathrooms

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**442088826828**





Addison Townsend are delighted to offer this stunning four bedroom Edwardian semi detached house located within 0.5 miles of Southgate Underground and High Street and also 0.5 miles of Winchmore Hill Green and Mainline Station.

Offering open plan rear kitchen/dining/living room, spacious front reception, four bedrooms with en-suite to the main bedroom, family bathroom, downstairs toilet and utility room. Externally boasting 100' South facing rear garden and front driveway.

**Entrance Hall**

Accessed via attractive oval glazed double doors with lead light transom window over, moulded cornice, radiator, understairs cupboard

**Cloakroom**

Low level flush WC, wall mounted wash hand basin with splash back tiling, feature tessellated tiled flooring

**Front Reception**

17' 10" x 13' 9" (5.44m x 4.19m) Bay casement window to front, inset fireplace, fitted shelving to recesses, centre ceiling rose and ceiling mouldings, plaster cornice, radiator

**Rear Reception**

16' 10" x 11' (5.13m x 3.35m) Original French doors to rear bay providing access to garden, centre ceiling rose, picture rails, two radiators, arched doorway to morning room

**Morning Room**

16' 6" x 9' 2" (5.03m x 2.79m) Original dresser with glazed displays, built in cupboard, fireplace, double glazed window, 1/2 glazed door to kitchen with stained glass lead light transom window over

**Kitchen**

12' x 8' 3" (3.66m x 2.51m) Range of wall & base units with laminate work surfaces and splash back tiling, fitted oven & hob, plumbing for washing machine and dishwasher, tiled flooring, 1 1/2 bowl single drainer stainless steel sink with mixer taps, wall mounted boiler housed in base unit, double aspect with windows overlooking patio and rear garden, double glazed door and matching windows to rear

**Landing**

Rising staircase to first floor landing with original loft ladder cupboard, further storage cupboard and glazed access to loft

**Bedroom One**

17' 11" x 13' (5.46m x 3.96m) Sash bay window to front with fitted bay radiator, moulded cornice, picture rails, inset fireplace

**Bedroom Two**

14' x 12' (4.27m x 3.66m) Double glazed sliding sash windows to rear, radiator, picture rails, feature fireplace, built in recess cupboard

**Bedroom Three**

10' x 8' 8" (3.05m x 2.64m) Double glazed sliding sash style window to rear, cast iron corner fireplace, radiator

**Bedroom Four**

11' x 7' 6" (3.35m x 2.29m) Bay casement window to front, picture rails, radiator

**Bathroom**

Raised corner bath with hot and cold taps and wall mounted shower, pedestal wash hand basin, fully tiled walls, frosted double glazed window to side, radiator

**Separate W.C.**

Low level flush WC, wall mounted wash hand basin, frosted double glazed window to side

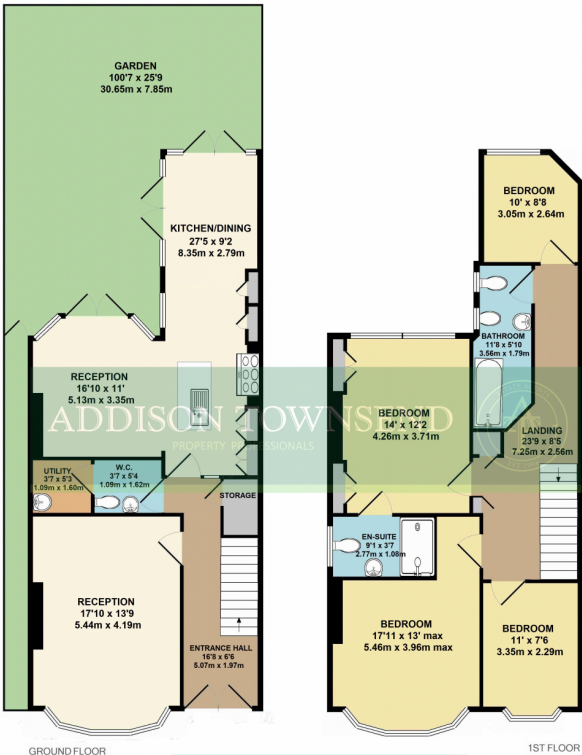
**Garden**

Approx 100' (30.48m) Southerly aspect garden with paved patio, outside light and water tap, side access gate, crazy paved path, timber shed, laid to lawn, mature trees, shrubs and flowers, greenhouse, further timber shed

**Driveway**

Driveway to front providing off street parking





TOTAL APPROX. FLOOR AREA 1510 SQ. FT. (140.3 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

