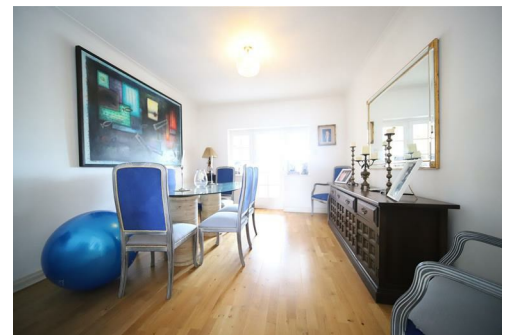




Exeter Road, London, N14 5JU
£825,000

UNIQUE ESTATES are pleased to offer this FIVE BEDROOM SEMI-DETACHED HOUSE FOR SALE, the property is located in Exeter Road which is close to popular and sought after schools, local shops and walking distance to Southgate underground station (Piccadilly line), the property benefits from a spacious 70ft rear garden with a large garage to rear, off street parking, gas central heating, double glazed windows, 2 reception rooms, extended kitchen diner and 2 bathrooms. CHAIN FREE!



11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050

Email: info@uniqueestates.co.uk Web: www.uniqueestates.co.uk

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

Ground floor

Entrance/Hallway

Entrance via main front door to hallway

Lounge 13'03 x 18'01 (4.04m x 5.51m)

Wood floor, double glazed windows, radiator

Dining Room 13'03 x 13'08 (4.04m x 4.17m)

Wood floor, radiator

Kitchen/Diner 21'04 x 21'05 narrowing to 10'01 (6.50m x 6.53m narrowing to 3.07m)

An extended fitted kitchen with a matching range of wall and base units, L shaped, tiled floor, windows and door to rear garden



First floor

Bedroom 1 13'03 x 17'11 (4.04m x 5.46m)

double glazed windows, fitted wardrobes, radiator, fitted carpet

Bedroom 2 13'03 x 16'04 (4.04m x 4.98m)

Double glazed window to bay window, fitted carpet, radiator

Bedroom 3 8'01 x 12'00 (2.46m x 3.66m)

Double glazed windows, radiator

Bathroom

A 3 piece bathroom suite comprising of bath, low level flush toilet and sink, airing cupboard, frosted double glazed windows, tiled floor, part tiled walls



Second Floor

Bedroom 4 10'08 x 11'03 (3.25m x 3.43m)

Double glazed windows, radiator, fitted carpet

Bedroom 5 8'05 x 13'08 (2.57m x 4.17m)

Double glazed windows, fitted carpet, radiator

Shower room

tiled floor, low level flush toilet, sink and enclosed shower cubicle



Outside space

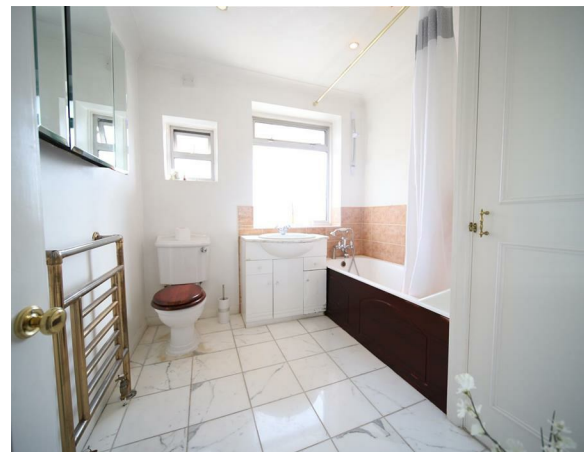
Front driveway with off street parking, side access

Rear garden approx 70'00 in length (approx 21.34m in length)

patio area, laid lawn, flower borders

Rear Garage 24'10 x 12'09 (7.57m x 3.89m)

accessed via rear service road, power and lighting



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.