



Brycedale Crescent, Southgate, London, N14
Offers In Excess Of £1,100,000 Freehold

Anthony Webb
ESTATE AGENTS

Brycedale Crescent, Southgate, London, N14

A substantial CHAIN FREE four bedroom 1930s built semi-detached house with the opportunity for MODERNISATION located in the desirable Minchenden Estate. The property which offers over 1900sq ft of bright and airy living space features a spacious through lounge, kitchen/diner, conservatory, off street parking, converted garage/office, swimming pool, front and rear gardens. This property has great potential to increase the living space by extending to rear and into the substantial loft space (subject to usual consents).

Brycedale Crescent is ideally located for The Green and its local shops, restaurants, Ye Olde Cherry Tree pub and bus routes. It is also within close proximity to several stations including Arnos Grove and Southgate underground stations as well as Palmers Green mainline station into Moorgate.

Green spaces/parks are well catered for, including Arnos, Broomfield and Grovelands parks. Trent Country Park is also a short drive away. There are several schools within close walking distance, including Walker Primary School.

Spacious entrance hallway with oriel window and picture rail • 32ft through lounge with feature fireplaces, bay window and doors to garden • Kitchen/diner with tiled walls and floor • Conservatory with tiled floor and doors to garden • Ground floor guest w.c • Impressive first floor landing with original stained glass windows, doors and access to loft space with potential to convert • Shower room and separate w.c • Four good size bedrooms • Gas central heating • Off street parking to front • Converted garage/office • Well maintained 75ft rear garden with summer house, brick sheds and stunning 24ft x 12ft swimming pool.

- 1930s built semi-detached house
- Four bedrooms
- Spacious through lounge
- Kitchen/diner
- Conservatory
- Shower room+separate w.c
- Converted garage + off street parking
- Garden + swimming pool



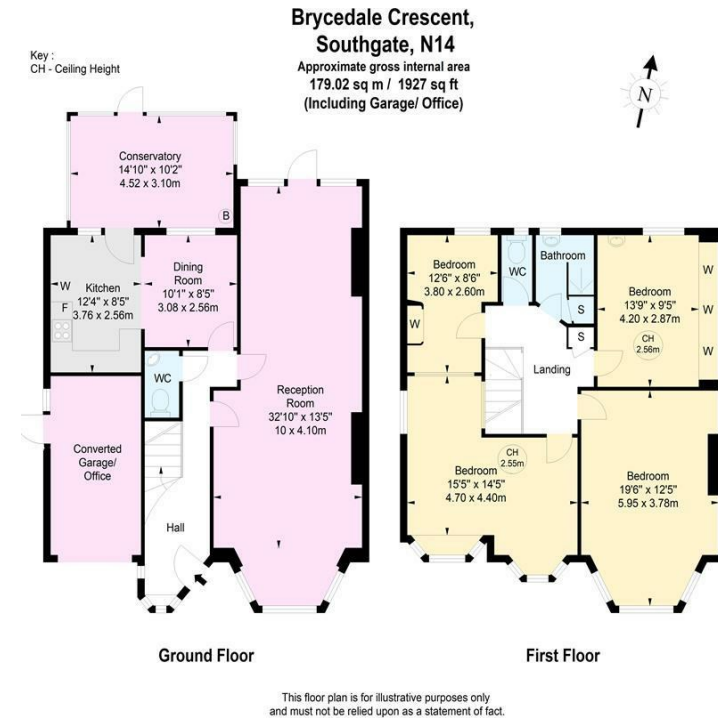


Brycedale Crescent Southgate London N14 7EY

Tenure: Freehold
Gross Internal Area: 1927.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-54) D			
(1-13) E			
(1-13) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS