



**Chandos Avenue, Southgate, London, N14**  
**Offers In Excess Of £700,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Chandos Avenue, Southgate, London, N14

A unique opportunity has arisen to acquire this, rare to the market, CHAIN FREE three bedroom detached bungalow located on the highly sought-after Minchenden Estate. The house offers just over 1,110sqft (103m<sup>2</sup>) of living space with well-proportioned rooms throughout with the potential to extend (STP).

The property is in need of complete modernisation and, in good hands, would blossom to become a lovely home with off street parking, a garage and surrounded by a beautiful garden.

The house is well located for good schools in the area and is within walking distance to Walker Primary School. Both Southgate and Arnos Grove tube stations are within 0.8 miles from the property.

- Three bedrooms
- Detached bungalow
- Over 1,110sqft of living space
- Potential to extend (STP)
- Off street parking, a garage
- Beautiful rear garden
- Ideal location for good schools
- Close to Arnos Grove/Southgate stations
- CHAIN FREE





# Chandos Avenue Southgate London N14 7ER

Tenure: Freehold  
Gross Internal Area: 1115.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(50-60) <b>C</b>			
(35-49) <b>D</b>			
(20-34) <b>E</b>			
(11-19) <b>F</b>			
(1-10) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

Chandos Avenue, N14  
Approximate gross internal area  
103.58 sq m / 1115 sq ft  
(Including Garage)



Ground Floor

This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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