



**Fountains Crescent, Southgate, London, N14**  
**Chain Free £699,995 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Fountains Crescent, Southgate, London, N14

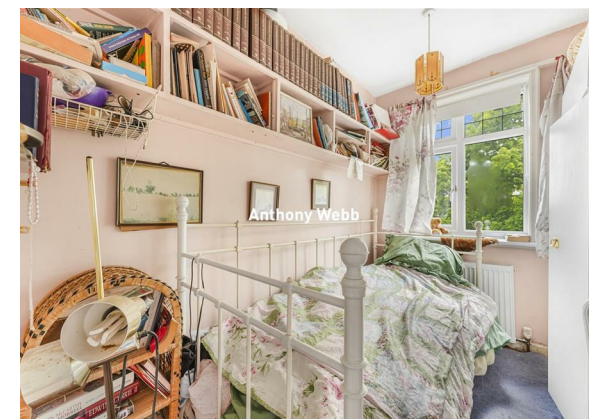
A three bedroom, CHAIN FREE 1930s semi-detached home featuring a through lounge, kitchen, family bathroom, off street parking, and a garage via shared drive, along with a generous size garden. The property which requires modernisation offers great potential to create a wonderful family home.

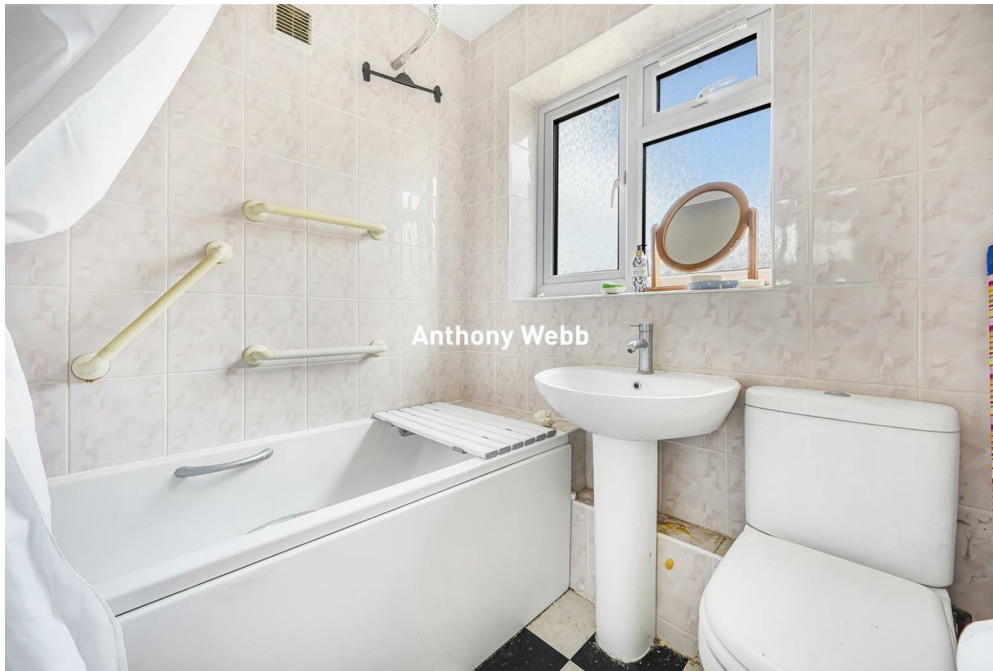
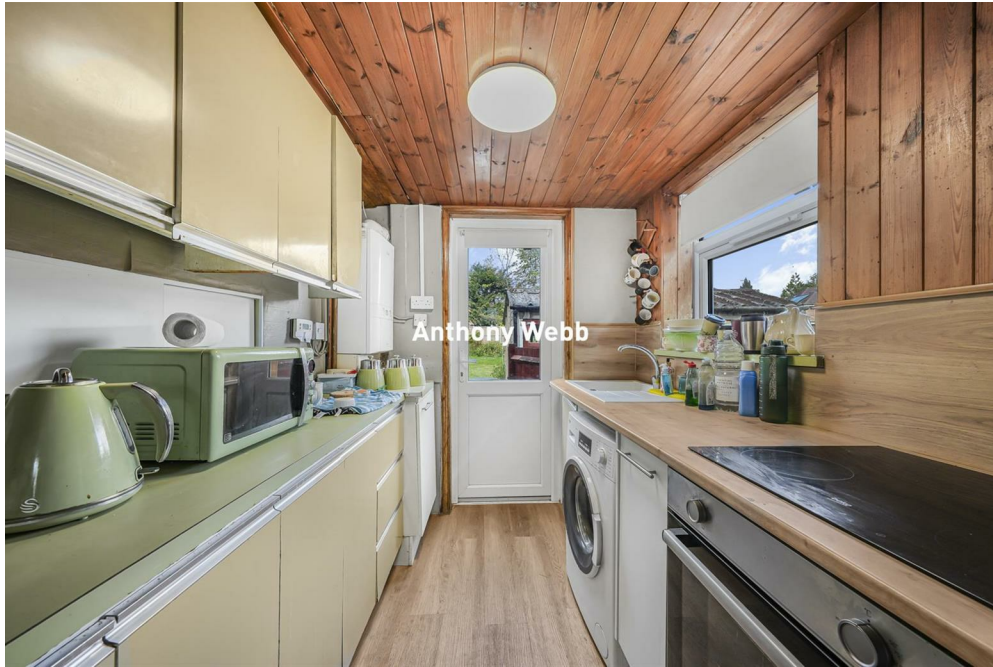
Fountains Crescent is a popular residential turning conveniently located for Southgate shops, restaurants, bus routes and underground station (Piccadilly line). There are several primary schools nearby including West Grove, St Andrews and Eversley primary school as well as various green spaces in Grovelands and Oakwood Parks.

Porch to Hallway • Through lounge with bay window and doors leading to the garden • Fitted kitchen with direct garden access • First floor landing with original stained glass window and access to loft space • Two well-proportioned double bedrooms with bay windows • Single bedroom • Family bathroom • Gas central heating • Double glazing • Paved off street parking • Garage via shared drive • 70ft x 24ft rear garden.

Enfield Council Tax Band E

- Three bedrooms
- 1930s built semi-detached house
- Through lounge with bay windows
- Galley kitchen
- Family bathroom
- Off street parking
- Garage via shared drive
- 70ft Rear garden





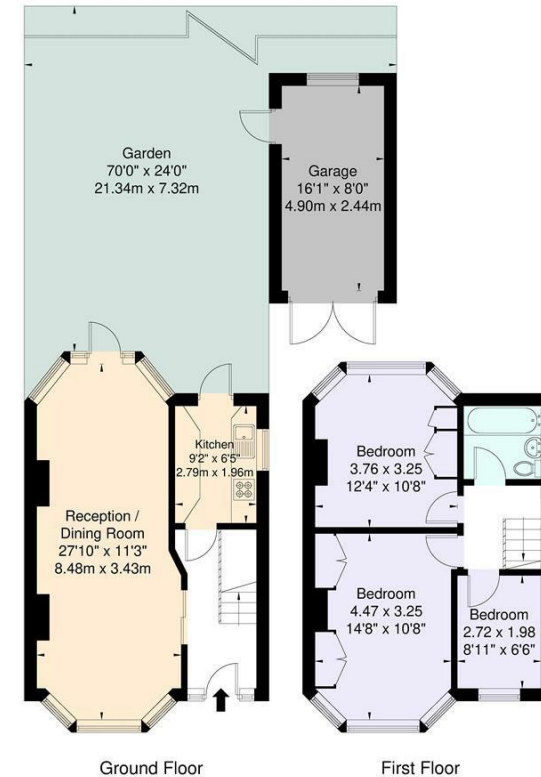
# Fountains Crescent Southgate London N14 6BD

Tenure: Freehold  
Gross Internal Area: 858.00 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			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	50
England & 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Fountains Crescent, N14 6BD  
Approximate Gross Internal Area = 79.8 sq m / 858 sq ft  
Garage = 12 sq m / 129 sq ft  
Total = 91.8 sq m / 987 sq ft



Ground Floor First Floor  
For Illustration Purposes Only - Not To Scale  
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