



**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



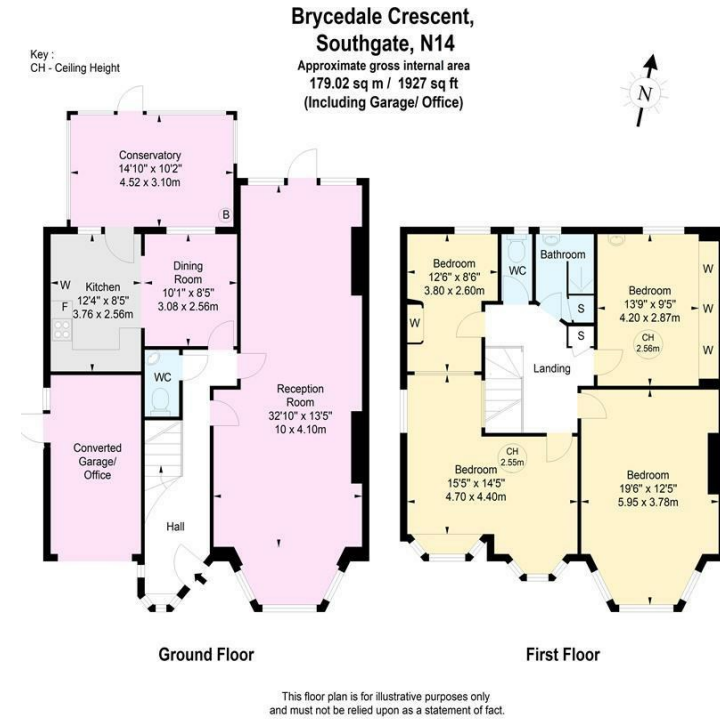


# Brycedale Crescent Southgate London N14 7EY

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			
<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) A			
(61-81) B			
(50-80) C			
(39-48) D			
(29-38) E			
(11-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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