# For Sale
# Freehold

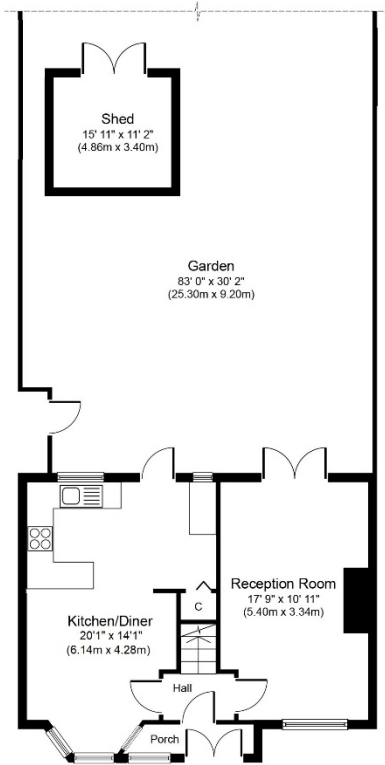# Trent Garden, N14
# £630,000

A 4 bedroom End of Terrace house excellently located to good schools and all of Southgate's shopping and transport amenities. This wonderful property consist of 2 receptions, stripped wood flooring throughout, gas central heating, modern fitted kitchen, 2 bathrooms, double glazing, large rear garden with patio and own garage. The property's is located within a 10 -15 minute walk to Southgate tube station (Piccadilly Line) and all of Southgate's shopping amenities. Available now MUST BE SEEN!
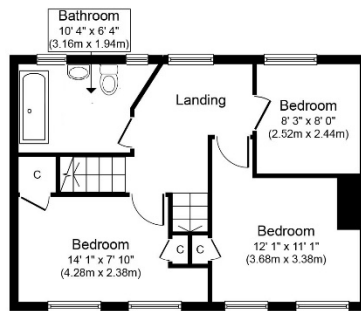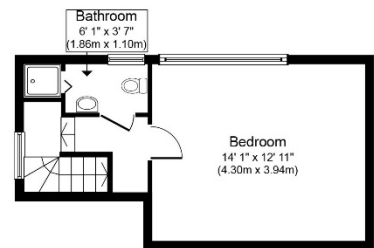
Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
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**Shed**
15' 11" x 11' 2"
(4.86m x 3.40m)

**Garden**
83' 0" x 30' 2"
(25.30m x 9.20m)

N
E
W
S

**Reception Room**
17' 9" x 10' 11"
(5.40m x 3.34m)

**Kitchen/Diner**
20'1" x 14'1"
(6.14m x 4.28m)

C

Hall

Porch

**Ground Floor**

**Bathroom**
10' 4" x 6' 4"
(3.16m x 1.94m)

Landing

**Bedroom**
8' 3" x 8' 0"
(2.52m x 2.44m)

C

**Bedroom**
14' 1" x 7' 10"
(4.28m x 2.38m)

C   C

**Bedroom**
12' 1" x 11' 1"
(3.68m x 3.38m)

**First Floor**

**Bathroom**
6' 1" x 3' 7"
(1.86m x 1.10m)

**Bedroom**
14' 1" x 12' 11"
(4.30m x 3.94m)

**Second Floor**

**Approx. Gross Internal Floor Area 1,328 sq. ft. / 123.40 sq. m.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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