



For Sale Freehold

Waterfall Road, Southgate N14 Asking price £995,000

A four / five bedroom semi-detached house situated in a sought after location of Southgate N14. This wonderful property offers three double bedrooms and one large single all located on one floor ' Jack & Jill bathroom' modern large open plan kitchen with integrated appliances , spacious dining area with skylights giving ample lighting throughout bi - folding doors leading onto 118 ft rear garden, separate downstairs shower room and W/c and study. Three receptions (which one can be used as 5th bedroom) and log burner. Further benefits are gas central heating, double glazing, and off-street parking for two vehicles.

Waterfall Road is located off High Street N14 and is within a 5 minute walk to The Cherry Tree pub and other local shops it is also within a 10 minute walk to Southgate or Arnos Grove Tube Station (Piccadilly Line) and all of Southgate's other main amenities.

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



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Driveway



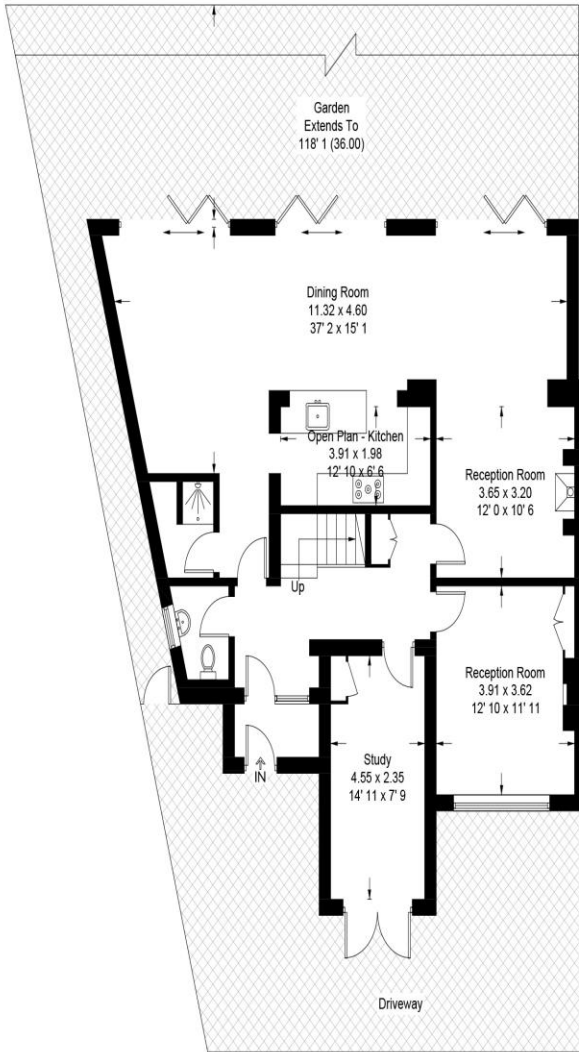
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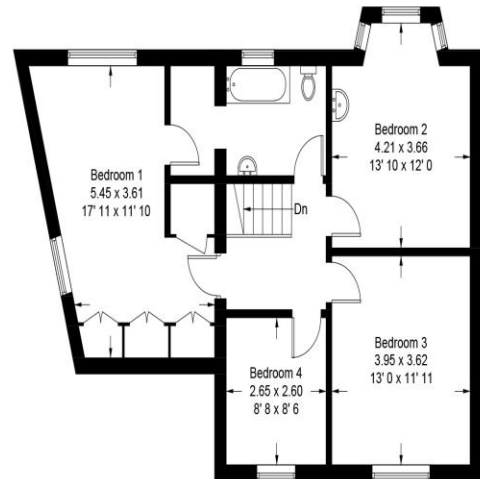
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Waterfall Road

Approximate Gross Internal Area = 2097 sq ft / 194.9 sq m



Ground Floor
1288 sq ft / 119.7 sq m



First Floor
809 sq ft / 75.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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