



**For Sale
Freehold**

**Waterfall Road, Southgate N14
Asking price £765,000**

A three / Four bedroom semi-detached house located in a sought after location of Southgate. This spacious property differentiates from other houses on Waterfall Road and consists of large through lounge reception, separate kitchen, leading onto conservatory, double glazing, three bedrooms (two doubles and large single) and additional loft room which can be used as a fourth bedroom and family bathroom with separate toilet, This property is in need of modernisation but also offers plenty of potential with scope to extend to the loft (STPP) larger driveway and further benefits are potential for a rear extension with a 118 ft rear garden. The property is excellently located to Southgate tube station (Piccadilly Line) and all of Southgate's shopping amenities OFFERED ON A CHAIN FREE BASIS! MUST BE SEEN!

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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Waterfall Road

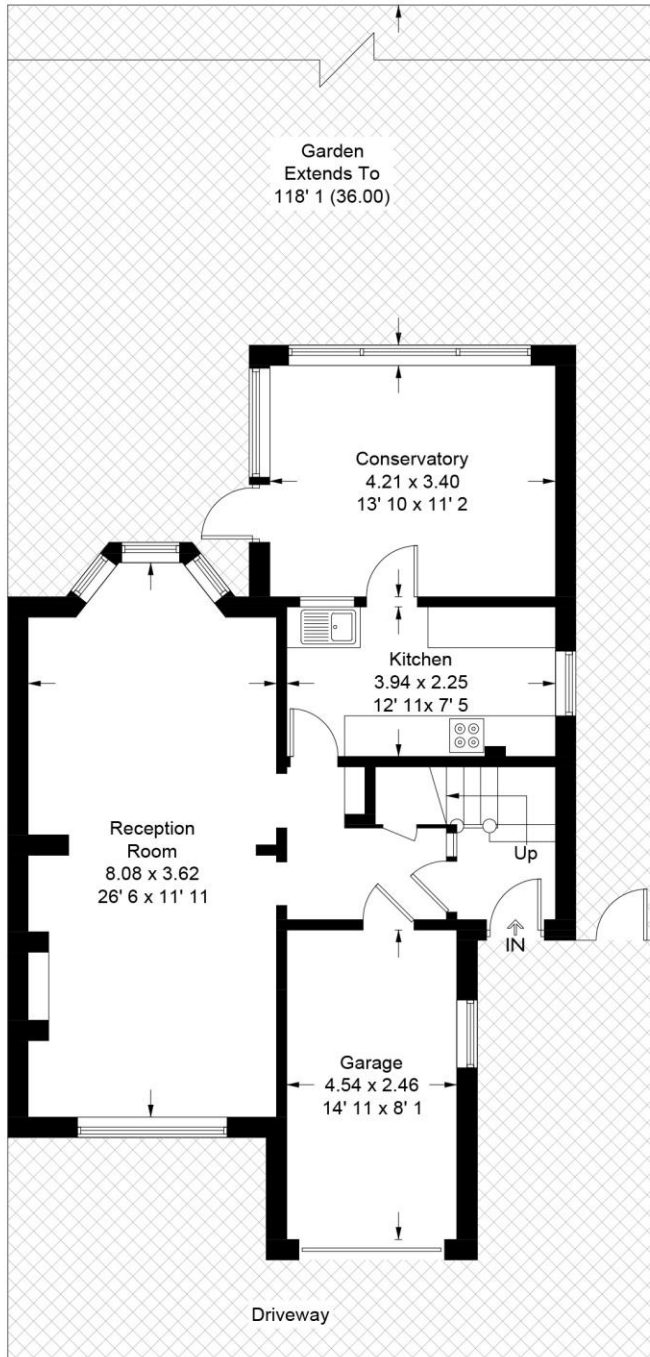
Approximate Gross Internal Area = 1354 sq ft / 125.8 sq m

Loft Room = 368 sq ft / 34.2 sq m

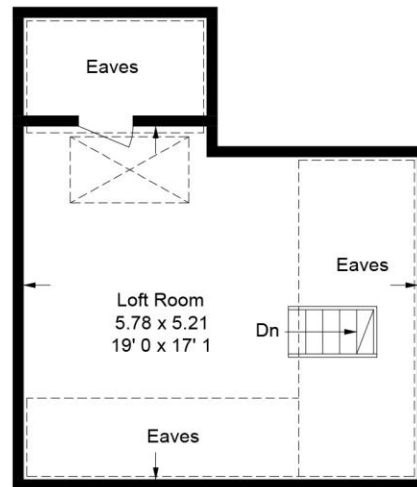
Total = 1722 sq ft / 160 sq m

(Including Reduced Headroom / Eaves / Garage)

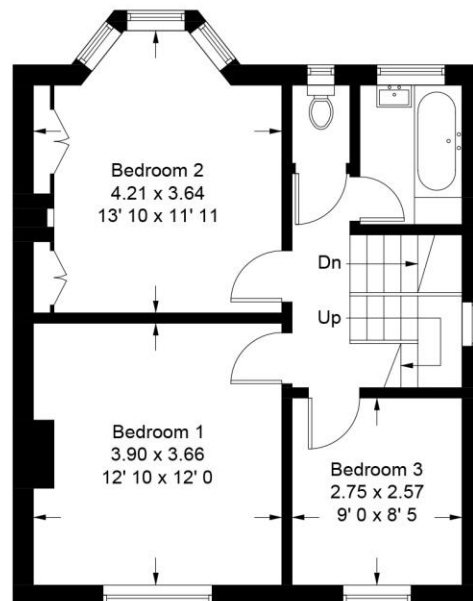
 = Reduced headroom below 1.5m / 5'0"



Ground Floor
826 sq ft / 76.7 sq m
(Including Garage)



Second Floor
368 sq ft / 34.2 sq m
(Including Reduced Headroom / Eaves)



First Floor
528 sq ft / 49.1 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