



**For Sale
Freehold**

**The Approach, EN6
Asking price £585,000**

An attractive two bedroom semi-detached bungalow uniquely located within a road with only another two houses. The property consists of two double bedrooms, a spacious lounge with sliding doors onto the rear garden. A large fitted kitchen with breakfast bar, ample space for all necessary appliances, electric oven, electric hob with extractor hood, dining table and door to rear. The bungalow also includes a three-piece bathroom, additional separate guest w/c decent size loft space, side access, ample off-street parking, double glazing and gas central heating and garage (Which can also be converted to an additional room STPP). Further benefits are CCTV installed in 2019 and new central heating in 2018. Positioned within very easy access to local amenities, public transport links. **MUST BE SEEN! OFFERED ON A CHAIN FREE BASIS!**

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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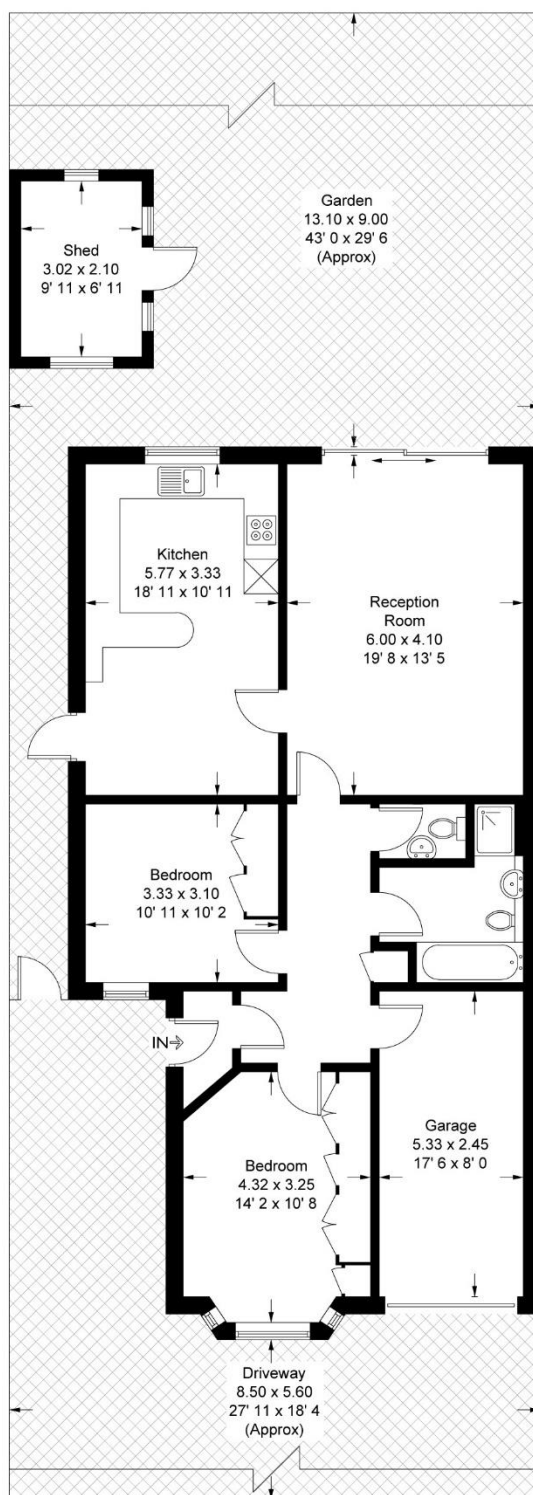
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The Approach

Approximate Gross Internal Area = 1134 sq ft / 105.4 sq m
(Including Garage)
Shed = 71 sq ft / 6.6 sq m
Total = 1205 sq ft / 112 sq m



Ground Floor

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