



For Sale

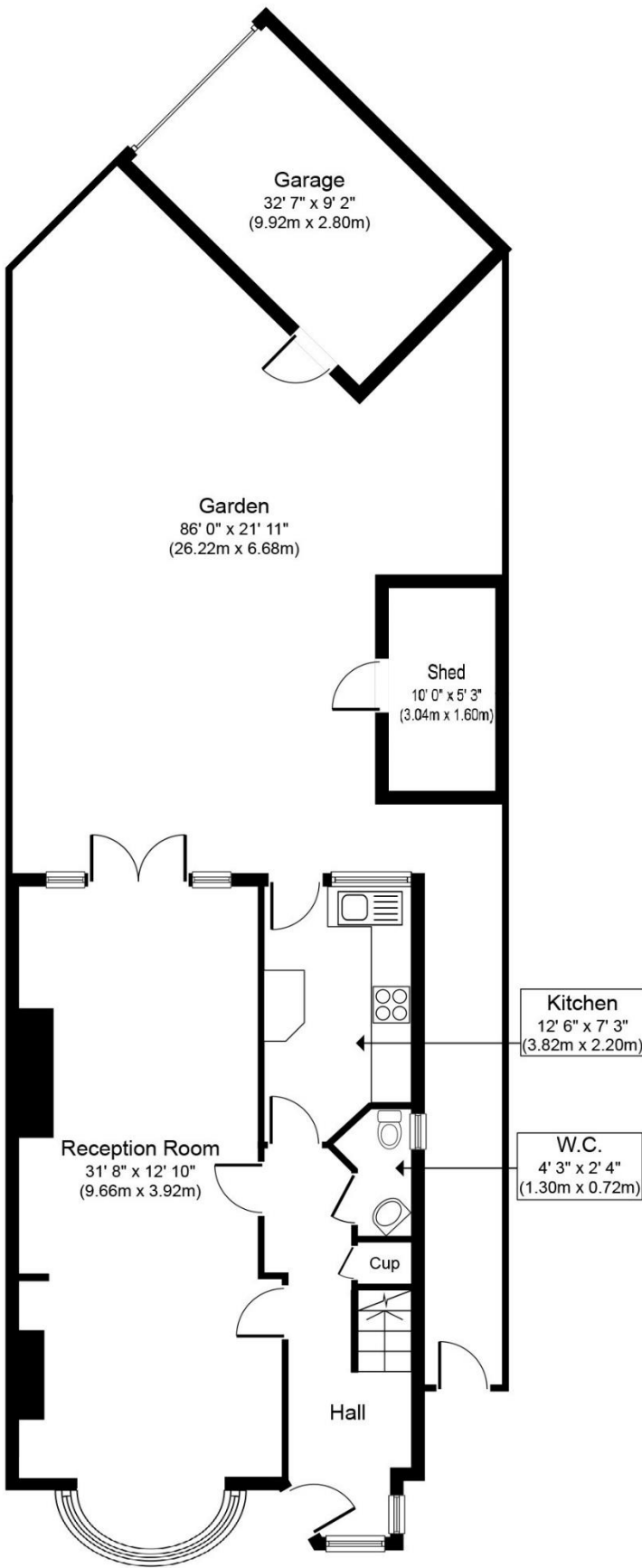
Brycedale Crescent, N14
£770,000

A 3 bedroom semi-detached house located on the ever popular Minchenden Estate. This wonderful property is within close proximity to Southgate Green and consists of three bedrooms, two receptions downstairs W/C, bay windows, gas central heating, original parquet flooring to hallway, fully tiled 3 piece bath suite, large rear garden with garage and access via service road. This property also offers wonderful scope for rear and loft extension (Please see drawings attached). A MUST SEE PROPERTY!

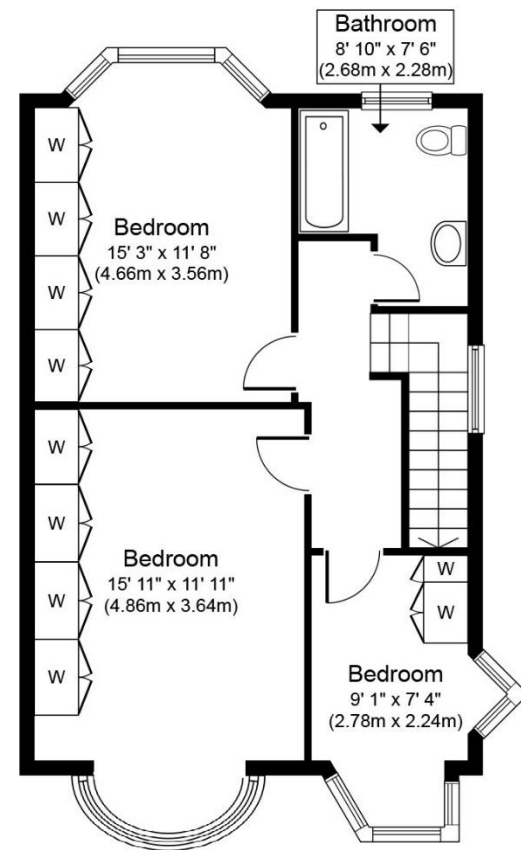
PROPERTY MISDESCRIPTION ACT 1991

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.

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Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,092 sq. ft. (101.54 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.