



For Sale

Tintern Gardens, N14  
Asking price £910,000

A three bedroom detached house situated in a sought after location of Southgate N14. This wonderful property which is rare to come to the market offers spacious living with a large through lounge leading onto an extended open plan modern fitted kitchen, downstairs w/c, utility room and office. To the first floor the property consists of three bedrooms,(two doubles) fully tiled three piece family shower room and en-suite to one of the other bedrooms. Further benefits are secluded garden with direct access from kitchen, off-street parking for two vehicles and own garage to the side. Further extension potential can be added STPP

This wonderful property is located between Winchmore Hill Road and The Vale and is well located for excellent schools such as Eversley Primary and is located within easy walking distance to Southgate's main hub offering a variety of restaurants and other shopping amenities also both Oakwood Park and Groveland's Park are within five minute walk. 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*  
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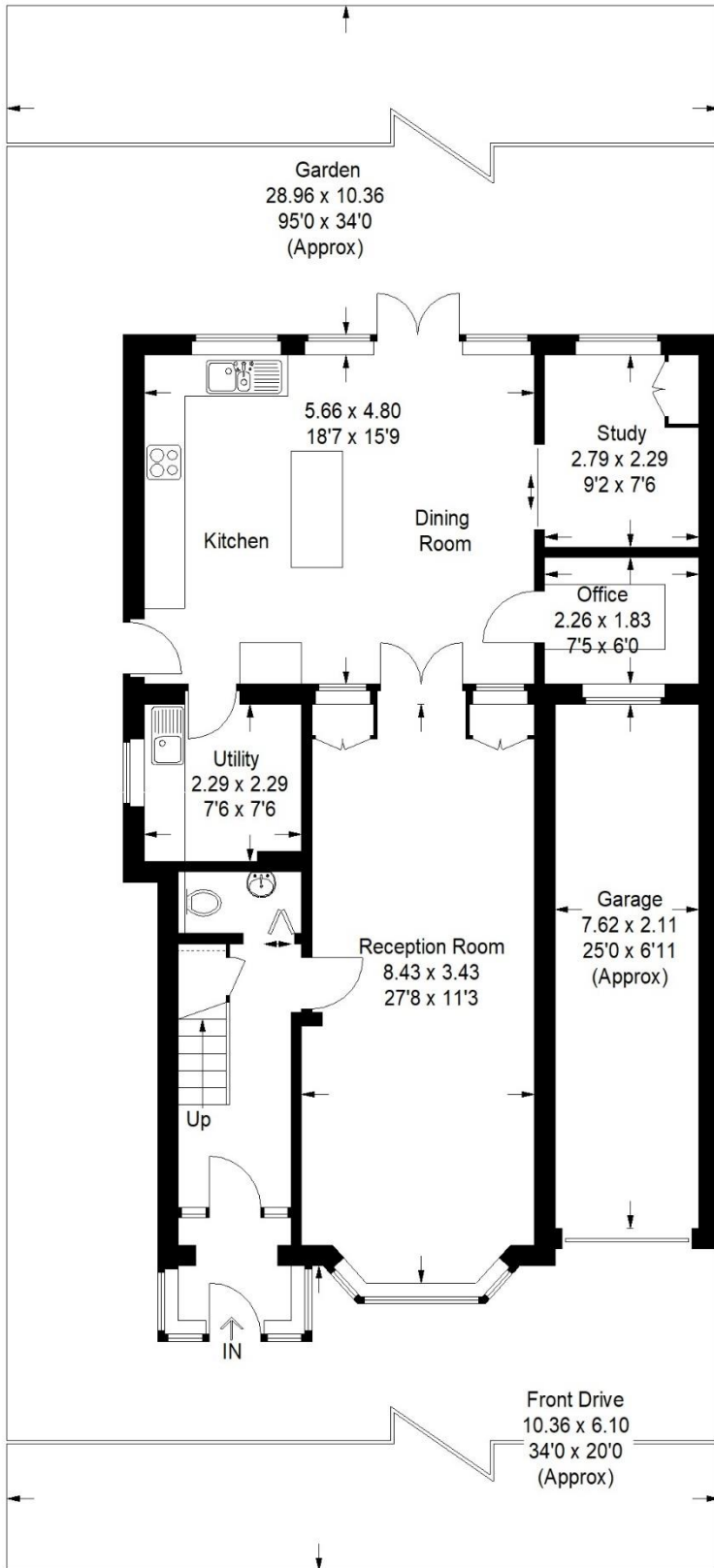


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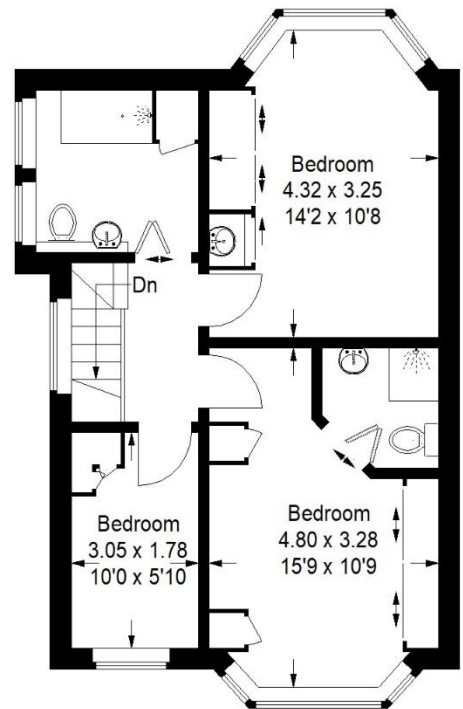


**Ground Floor**

Approximate Gross Internal Area  
 131.5 sq m / 1416 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 147.6 sq m / 1589 sq ft



= Reduced headroom below 1.5 m / 5'0"



**First Floor**