



**For Sale
Freehold**

**Brycedale Crescent, N14
Asking price £1,100,000**

Nicholas James is very proud to offer this wonderful Semi-Detached house on the ever popular Michenden Estate.

This very well maintained property benefits of a double reception, WC on the ground floor, garage converted to a large utility area, extremely large L shaped kitchen circa 57 sq meters, that opens out to a lovely & well maintained garden. The upper level consists of three double bedrooms, one good sized single bedroom and two bathrooms, of which one is an en-suit. The property has the potential to extend further STPP to add a substantial loft conversion.

The Minchenden Estate is well located with close proximity to Southgate Green, Arnos, Broomfield & Grovelands Park. Perfectly located for Walker School Catchment.

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.

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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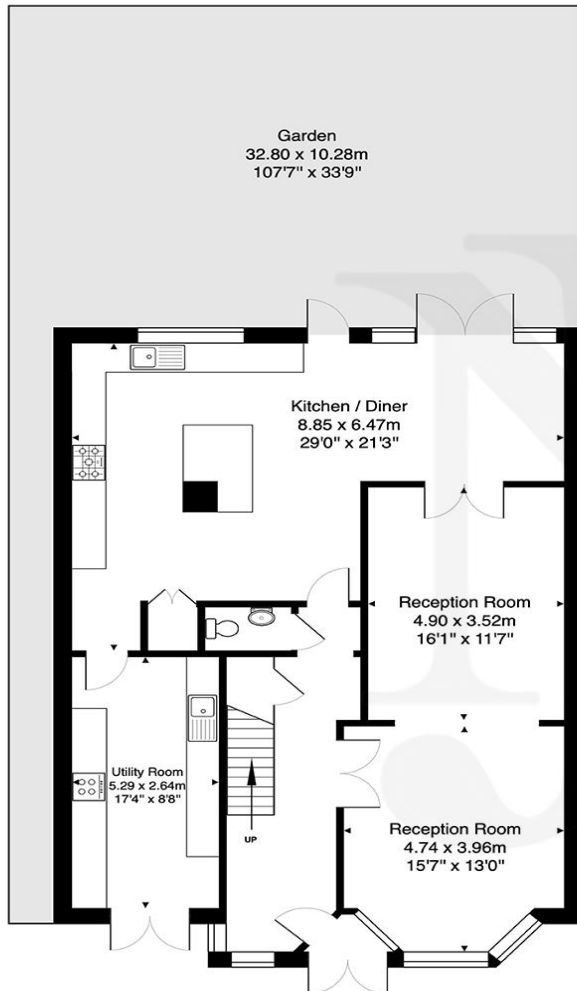
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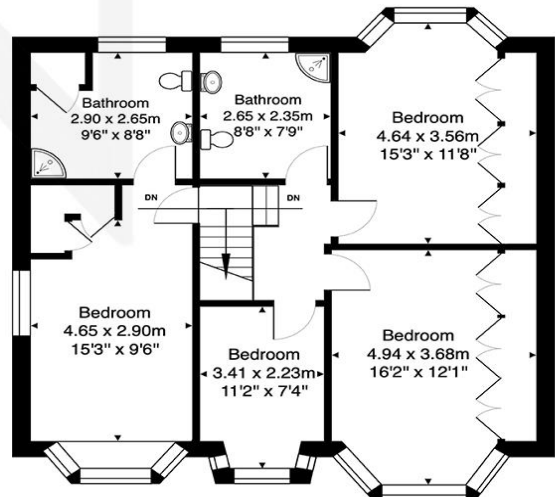
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Brycedale Crescent- N14

Approx. Gross Internal Area 189 sq m / 2035 sq f



GROUND FLOOR



FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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