



For Sale

Bourne Avenue, N14

Asking price £1,075,000

This detached character home situated in one of Southgate's most sought after locations the Meadway Estate. This wonderful property consist of four bedrooms, two receptions (halls adjoining), downstairs W/C, spacious kitchen with solid wood kitchen and granite worktops gas central heating, double glazing family shower room. Further benefits are 90' rear garden a garage to the side and off-street parking.

The property is excellently located within an 8 minute walk to Southgate tube station (Piccadilly Line) and all of Southgate's shopping amenities. The property also benefits from potential to extend to the rear and the loft STPP. Offered on 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.

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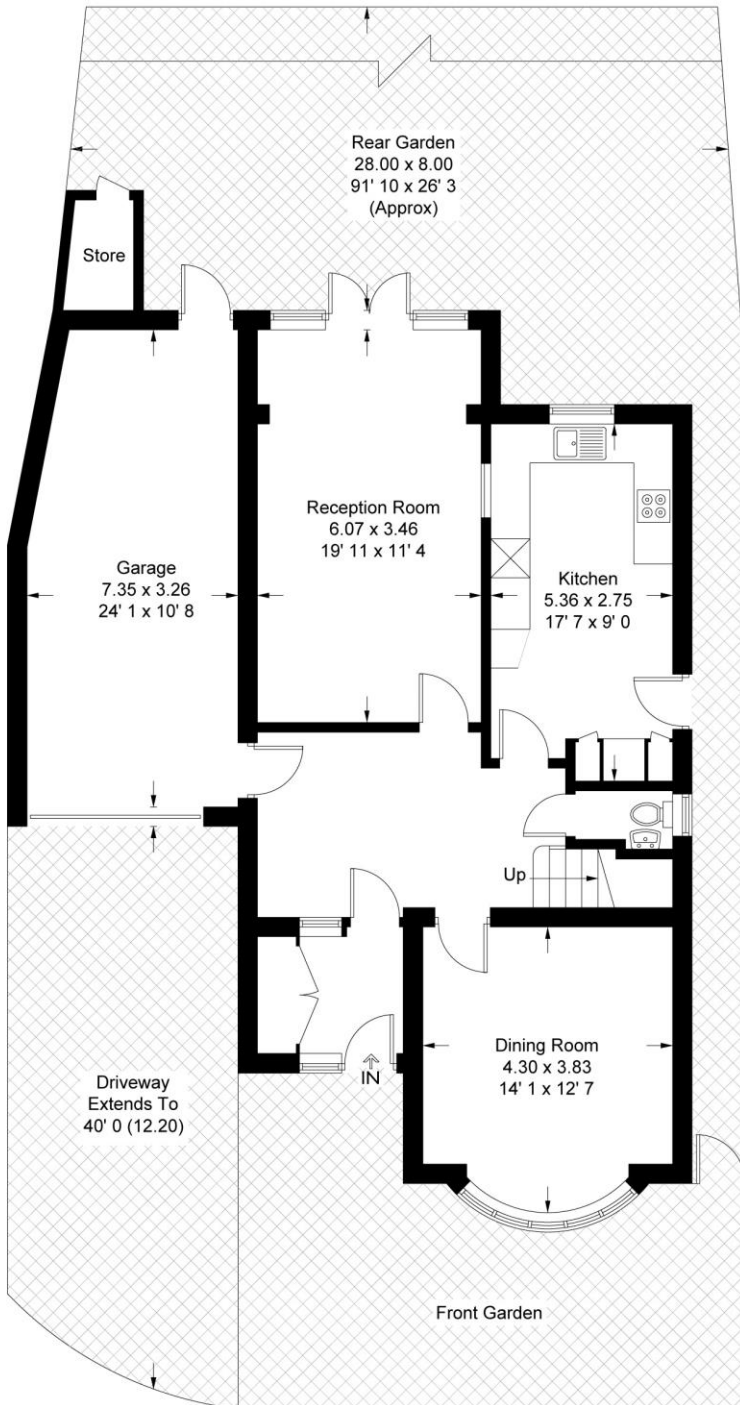
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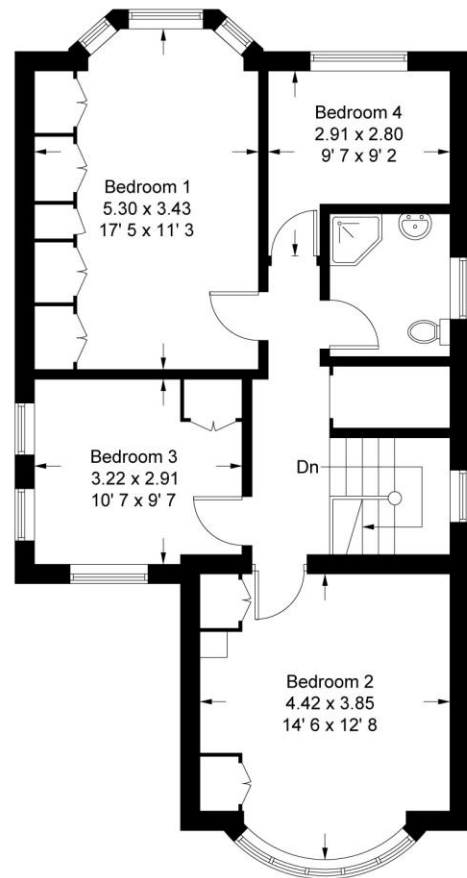
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Bourne Avenue

Approximate Gross Internal Area = 1853 sq ft / 172.1 sq m
 (Including Garage)
 Store = 19 sq ft / 1.8 sq m
 Total = 1872 sq ft / 173.9 sq m



Ground Floor
1119 sq ft / 103.9 sq m



First Floor
734 sq ft / 68.2 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

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