



For Sale

**The Vale, Southgate, N14
Asking price £699,950**

A three bedroom semi-detached house located in a sought after location of Southgate The Vale. This spacious property differentiates from other houses on The Vale N14 being slightly larger and consists of three large receptions, separate kitchen, bay windows, downstairs w/c, double glazing, and family bathroom with separate toilet, three bedrooms (two doubles and large single). Although this property is need of modernisation it also offers plenty of potential with scope to extend to the loft (STPP) and driveway further benefits a rear extension and 80 ft rear garden. The property is excellently located to Southgate tube station (Piccadilly Line) and all of Southgate's shopping amenities 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.

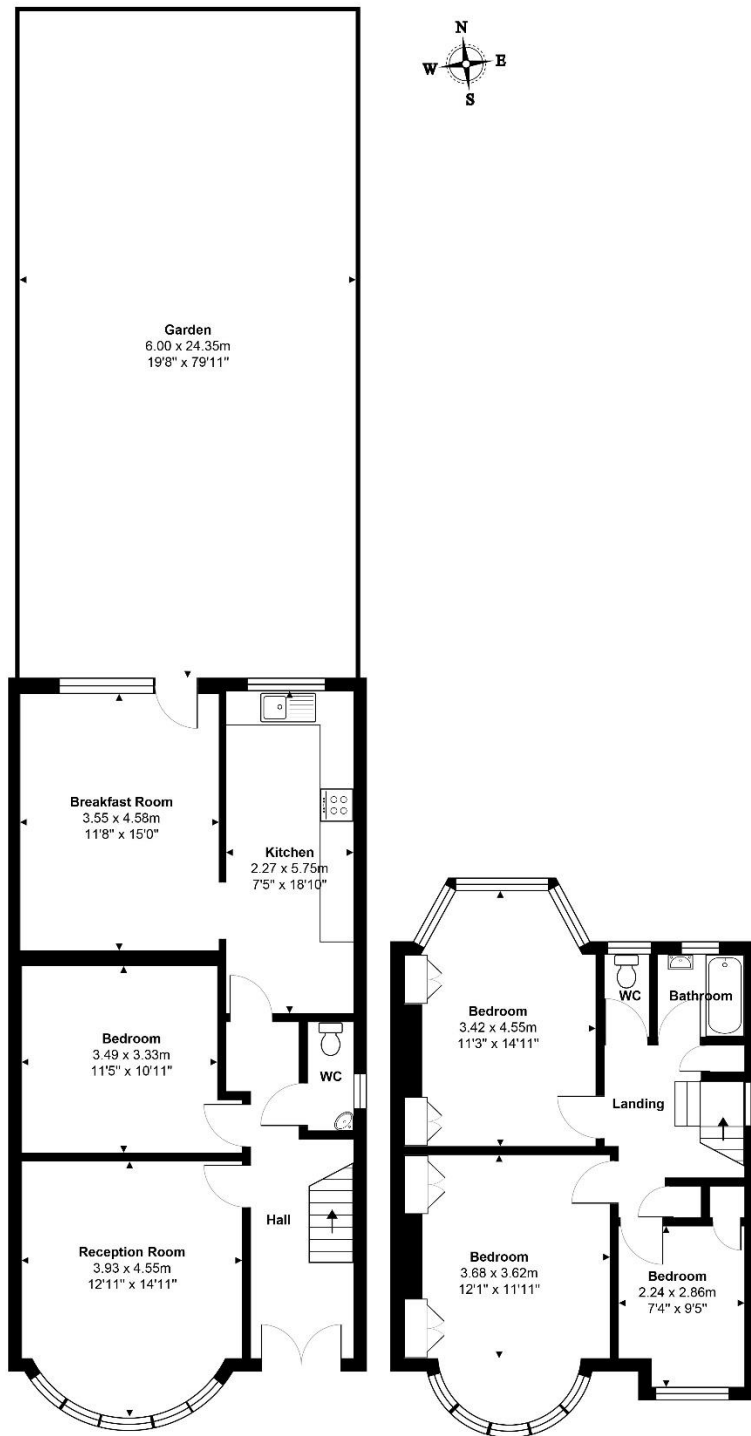
Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



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Total Area: 122.4 m² ... 1317 ft² (excluding garden)

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Placing an offer on this property

Should you wish to make an offer on the property please forward the following information to james@njestates.co.uk

Offer amount

Full names of buyers

Solicitors contact details

Mortgage brokers contact details

Mortgage in principle

Current position chain free / first time buyer / selling property

Estate agents contact details who you are selling through

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