



For Sale
Freehold

Arnos Grove, N14
Asking price £1,075,000

A wonderful opportunity to acquire a rare to market, larger than average four-bedroom semi - detached house on the ever-popular Minchenden Estate.

In need of full modernisation, this delightful house with many original features entails a drive way leading to a garage, very wide entrance hall, two separate reception rooms, morning room, separate kitchen, downstairs WC and an ample sized garden.

The upper level consists of four double bedrooms, bathroom & separate WC. There is further scope to develop at the rear and the loft STPP.

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

Viewings are highly recommended by appointment.

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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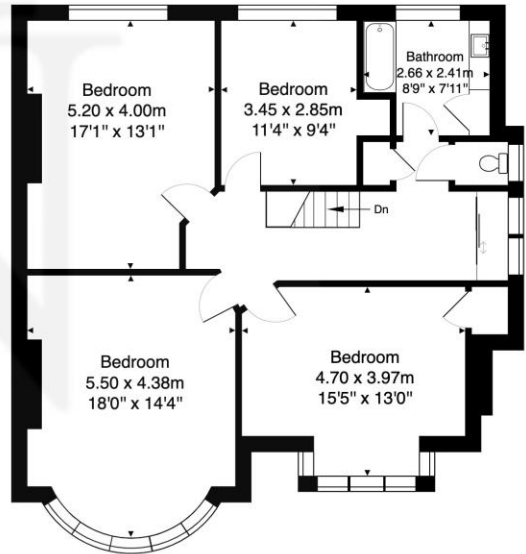
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Arnos Grove- N14

Approximate Gross Internal Area 198.6 m² ... 2138 ft² (excluding garden)



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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