



**For Sale
Freehold**

**Morton Way, N14
Offers In Excess of £995,000**

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

This wonderful property benefits of an open reception offering an abundance of light, Jack & Jill WC & Shower room, bedroom, garage converted to a utility area, large kitchen/diner, that opens out to a delightful south west garden with a raised decking area leading on to a 100+ foot well maintained garden. The 1st floor level consists of two double bedrooms with fitted wardrobes and a generous sized single bedroom. The family jack & jill bathroom consists of a beautiful bath & shower. Finally on the 2nd floor there is a large bedroom with fitted wardrobes and the benefit of an en-suit shower

The property has the potential to extend further STPP.

The Minchenden Estate is well located with proximity to Southgate Green, Arnos, Broomfield & Grovelands Park.

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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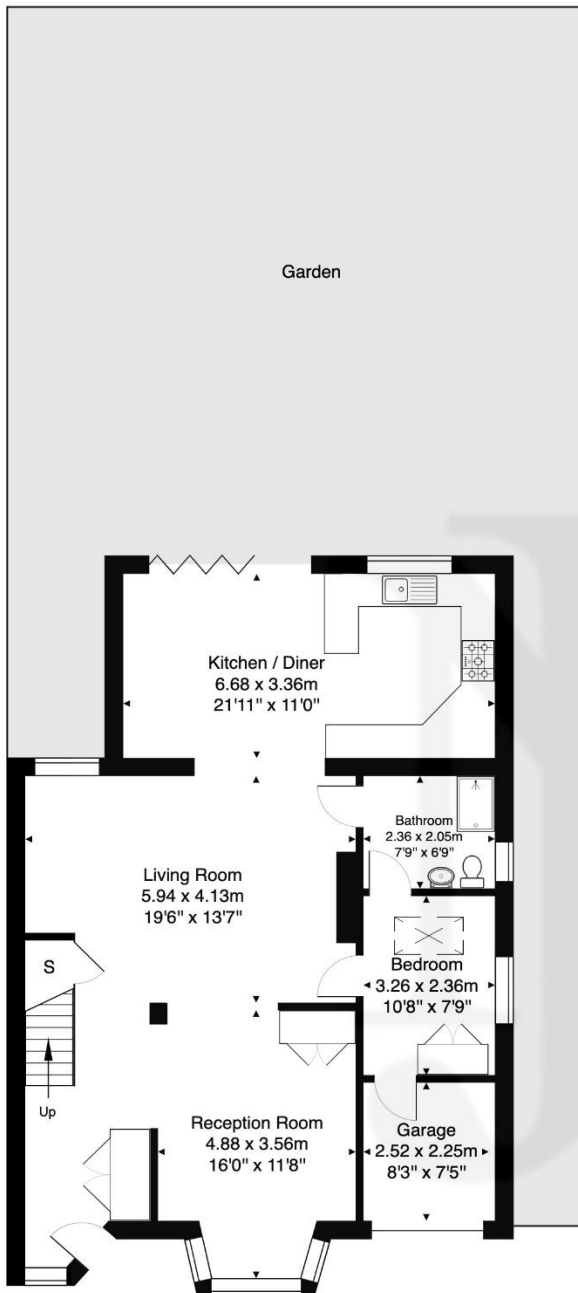
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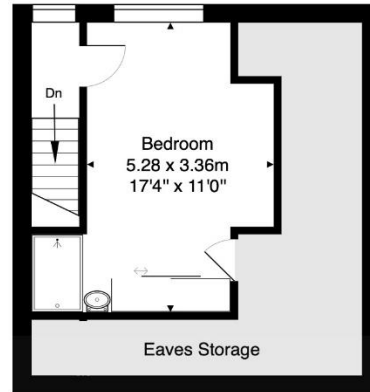
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Morton Way- N14

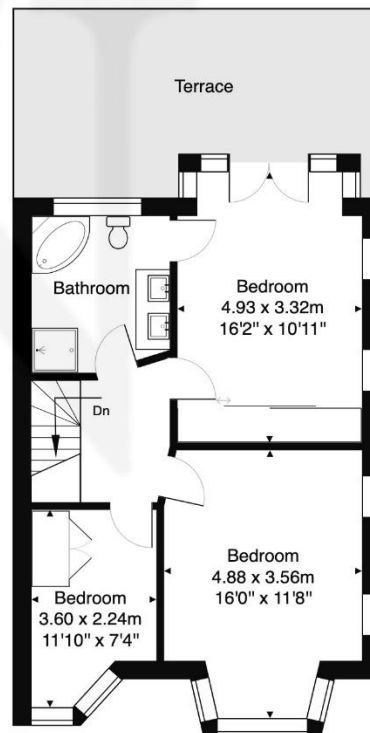
Approximate Gross Internal Area 172.0 m² ... 1851 ft² (excluding eaves storage)



GROUND FLOOR



SECOND 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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