



**For Sale
Freehold**

**Lakenheath, N14
Asking price £825,000**

Nicholas James are very excited to offer this wonderful three bedroom semi-detached house in a sort after area of Oakwood, N14. In need of modernisation this would make a wonderful family home. Located in a quiet residential road, the property offers on the ground floor two reception rooms one of which leads on to the garden, kitchen with direct access to the garden and a downstairs WC. On the first floor there are two double bedrooms, an additional good sized single bedroom with three piece bathroom. There is an attached garage to the side with driveway leading up to it. There is further scope to extend to the side, rear & loft STPP.

The property is located within 0.2 miles of Oakwood Underground Station, close to surrounding amenities, in excellent primary and secondary school catchments while also being within walking distance of Trent and Oakwood parks.

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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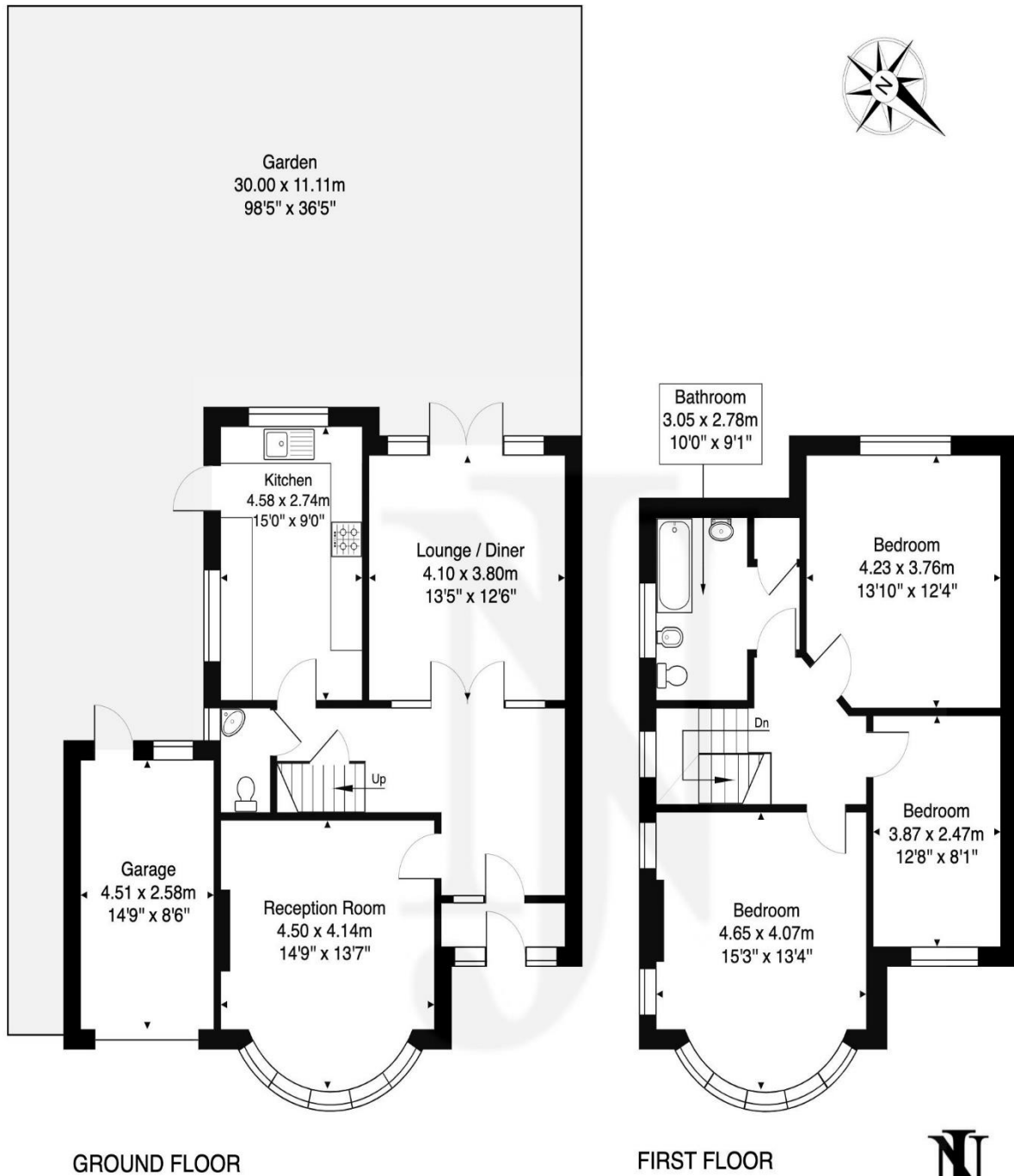


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Lakenheath- N14

Approximate Gross Internal Area 136.7 m² ... 1472 ft² (excluding garden)



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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