



Brycedale Crescent, Southgate, N14

£840,000



## ***Brycedale Crescent, Southgate, N14***

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

This property has plenty of potential to put your own mark on it.

On the ground floor there is a lovely opening hallway, two reception rooms, kitchen and a rear garden that is circa 80 ft with an out building & garage at the rear. The upper level consists of two double bedrooms, one good sized single bedroom and family bathroom. To complete this offering, there is the advantage of a driveway. There is also the potential to extend further to the rear & a loft conversion STPP.

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



# Brycedale Crescent- N14

Approximate Gross Internal Area 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup> (excluding garden, outbuilding)



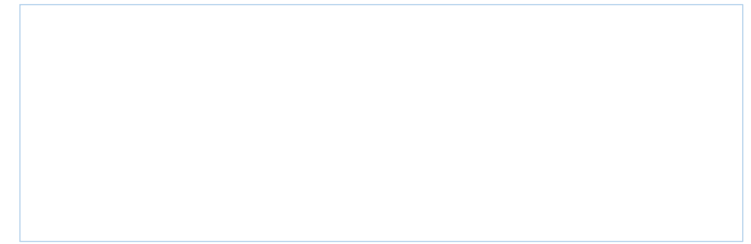
GROUND FLOOR

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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Nicholas James

*"Honesty is the only investment that never fails"*

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