

Seafield Road, Arnos Grove, N11

£875,000 Freehold

6 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer this amazing 6/7 bedroom semi-detached family home with an annexe and located in this quiet residential road. The property is within 0.2 miles of Arnos Grove Underground Station and 0.5 miles of New Southgate Rail Station and close to local parks and bus routes. This amazing property boasts in excess of 2500' and has an easy to maintain 70' x 50' rear garden with a large patio and lawn, ideal for entertaining. The property offers generous living space with a large L-shaped living room, a bright and spacious kitchen/diner ideal for entertaining family and guests, with patio doors looking out to the secluded rear garden that backs onto Arnos Park, 5 double bedrooms all with fitted wardrobes, 4 piece family bathroom, ground floor guest wc. Adjacent to the main house, is the spacious annexe which consists of two additional double bedrooms, its own bathroom and kitchenette, complete with a separate combination boiler. There is a large paved driveway with parking for several cars and an integrated garage, double glazing and gas central heating throughout. This house is ideal for a family looking to put their stamp on it. The property falls

0.2 mile from Arnos Grove Tube Station

6/7 bedrooms

Potential to extend (STPP)

Annexe

Catchment of outstanding schools

Driveway with parking for several cars

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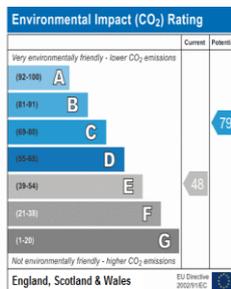
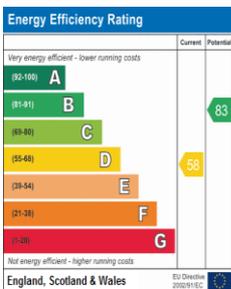
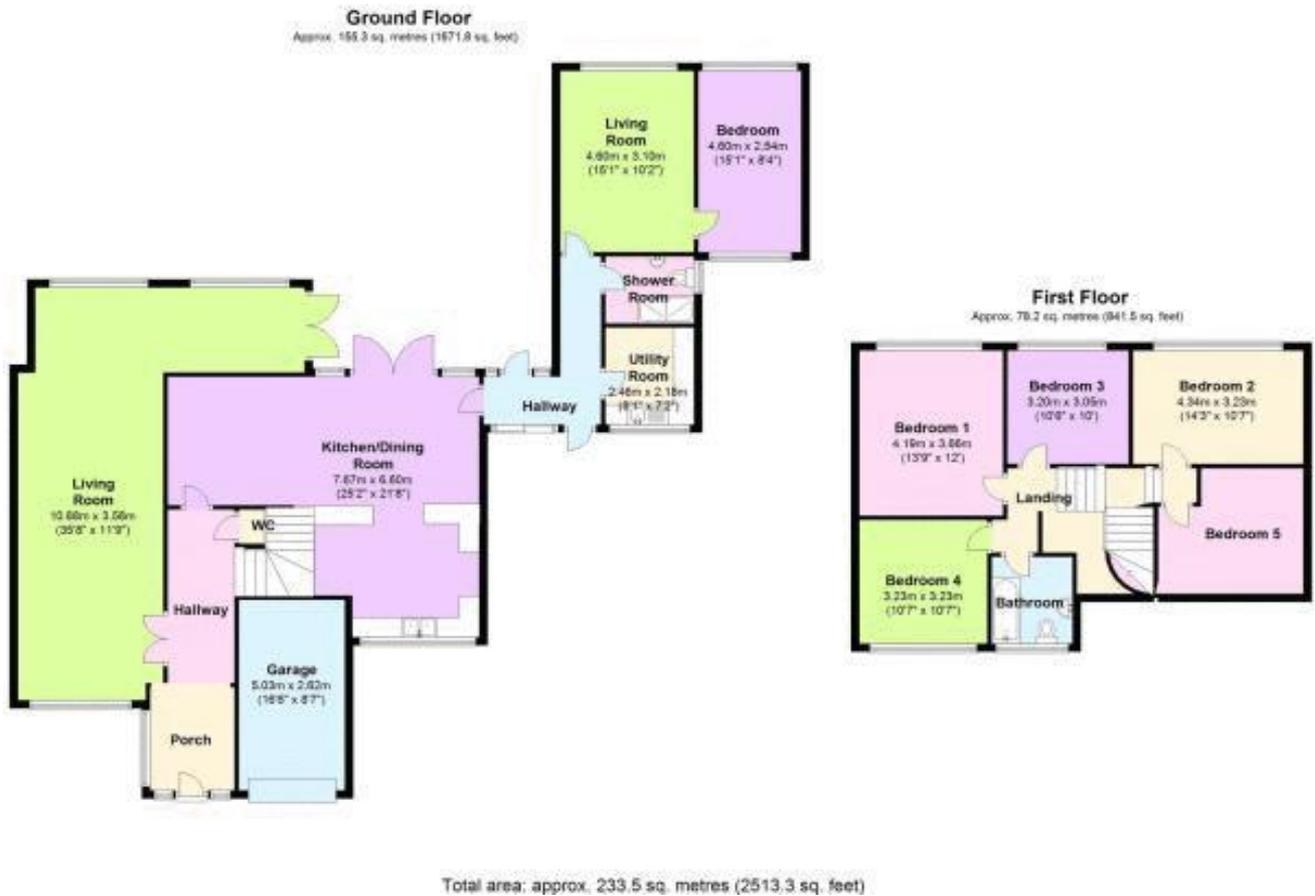
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6/7 bedrooms

Annexe

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Tenure: Freehold

Council Tax: G

Local Authority: Enfield Council

EPC Rating: D

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.