

2 Morton Way
Southgate
London.
N14 7HP

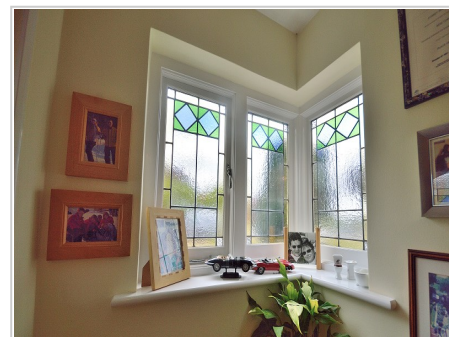
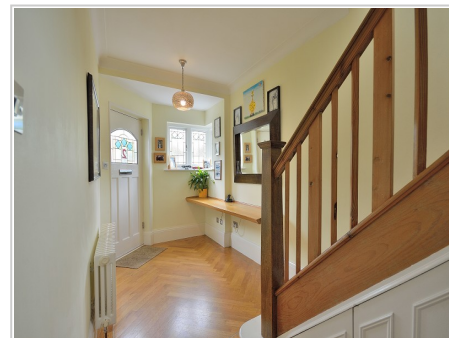
1,100,000



- SEMI-DETACHED HOUSE BOASTING FIVE BEDROOMS
- BRIGHT OPEN LIVING/DINING KITCHEN
- GROUND FLOOR W/C & TWO BATHROOMS
- FURTHER SCOPE TO EXTEND (STPP)
- OVER 1700 SQ FT OF LIVING SPACE
- OFF STREET PARKING & GARAGE
- WELL MAINTAINED REAR GARDEN & GARDEN ROOM
- ON SOUGHT AFTER MINCHENDEN ESTATE
- IDEALLY SITUATED FOR LOCAL AMENITIES

Ref: PRA10835

Viewing Instructions: Strictly By Appointment Only



General Description

This immaculate extended semi-detached house boasts five bedrooms and over 1700 sq ft of living space.

The house benefits from two bathrooms as well as a separate W/C and has the added bonus of a garden room which is located to the rear of the well maintained garden.

The ground floor offers a free flowing living/dining space opening to the kitchen with central island and throughout the house a combination of both character and modern features that make up this beautiful family home.

With ample space on the front drive to park three cars there is also a side garage providing further scope to extend (STPP).

Ideally situated for all amenities and access to A406 for M11/M25 the house is located on the sought-after Minchenden Estate and provides wonderful views to the rear of Arnos Park.

Enfield Council - Council Tax Band: F

Tenure: Freehold

FRONT GARDEN: Paved patio. Off street parking for three cars. Lawn area. Mature trees and shrubs.

ENTRANCE: Via hardwood door with triple glazed stained glass inset.

HALLWAY: Solid oak hardwood parquet flooring with aluminium inlay to borders. Victorian radiator. Triple glazed stained glass window to front and side aspect. Cornicing. Staircase to first floor with carpet runner. Door to downstairs W/C. Door to front reception/through lounge. Under stair storage cupboard with timer for external lighting.

GROUND FLOOR W/C: Porcelain flooring. Fully tiled walls. Glass blocks (window). Victorian radiator. Close coupled W/C. Wall mounted basin. Storage cupboard housing consumer unit. Extractor.

RECEPTION: Through lounge. Solid oak hardwood parquet flooring with aluminium inlay to borders. Double glazed timber bay window to front aspect with inset stained glass. 2 x curved Victorian radiators. Built-in modern Stovax log burner. Second part of through lounge. Victorian radiator. Opening to kitchen. Timber French doors leading to rear garden.

KITCHEN: Porcelain flooring. Fitted wall and base units. Centre island housing gas five ring hob (untested). Integrated double oven and integrated single oven (untested). Integrated dishwasher. Integrated washing machine. Extractor housing above hob. Natural Quartz work tops. Glass splash backs with pelmet led strip lighting. Glass block window to side aspect. UPVC double glazed window to rear aspect. Fitted wine rack.

LANDING: Solid oak hardwood parquet flooring with aluminium inlay to borders. Doors to all rooms. Triple glazed stained glass window with timber frame to side aspect. Doors to all rooms. Modern staircase to second floor with glass sides. Solid oak timber hand rail.

BEDROOM 1: (front): Solid oak hardwood flooring. Timber double glazed bay window with inset stained glass to front aspect. Cornicing. Fitted wardrobes. Radiator.

BEDROOM 2 (rear double): Solid oak hardwood flooring. UPVC double glazed bay window to rear aspect. Radiator.

BEDROOM 3: Solid oak hardwood flooring. Timber double glazed window to front and side aspects. Radiator.

BATHROOM: Porcelain flooring. Shower cubicle with double rose fixed shower head. Thermostatic mixer. Fully tiled walls. Sunken bath. Wall hung W/C. Wall hung bidet. Basin. Solid oak hardwood shelving. 2 x chrome towel rails. Extractor fan. UPVC double glazed window to side and rear aspects.

SECOND FLOOR LANDING: Solid oak hardwood parquet flooring with aluminium inlay to borders. Skylight (opens electronically-sensor controlled) (untested). Cupboard to eaves. Doors to all rooms.

BEDROOM 4: Beech flooring. UPVC double glazed window to rear aspect. Radiator.

BEDROOM 5: Beech flooring. UPVC double glazed window to rear aspect. Radiator.

BATHROOM: Porcelain flooring. Glass panelled walls. Velux window. Bath. Basin. Back to wall W/C. Storage cupboard. Thermostatic shower above bath. Chrome towel rail.

REAR GARDEN: Steps down to paved patio. Fish pond with rockery and double waterfall. Railings. Paved feature. Outside lighting. Fitted cupboard with space for tumble dryer. 4 x digital timers for irrigation system. Outside tap. Additional shower mixer. Electrical sockets. Steps down to lawn area. Mature trees and shrubs. Irrigation system. Concrete block outhouse with hardwood cladding and hardwood decking area and mains electric. Heavy duty thick hardwood side access gate secured with 2 x five lever Chubb mortice locks. UPVC door to side garage.

GARAGE: Aquabion underfloor water softener system. Twintec block salt softener system. Mega flow system and Vaillant boiler.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:53

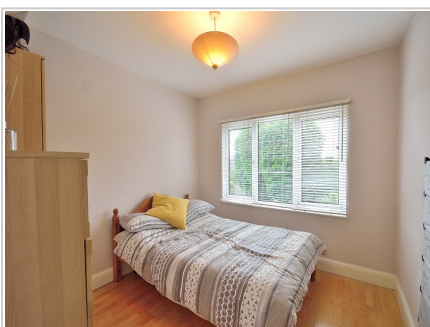
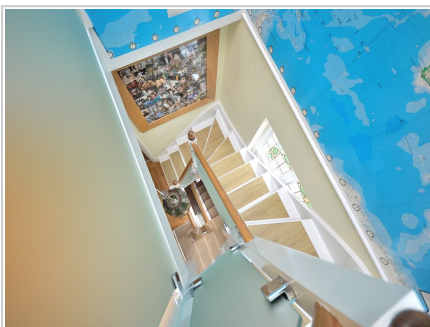
Tenure

We are informed that the tenure is Freehold

Council Tax

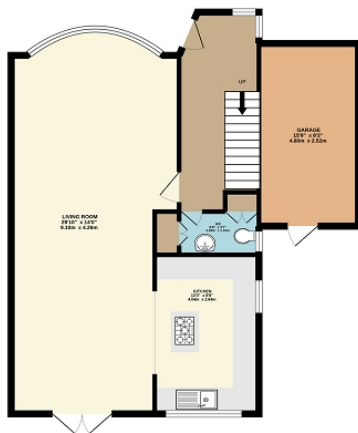
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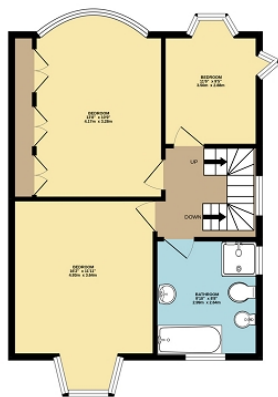




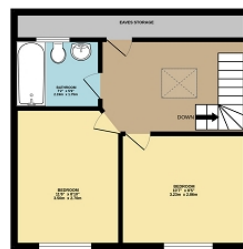
GROUND FLOOR
779 sq ft (72.4 sq m) approx.



1ST FLOOR
584 sq ft (54.3 sq m) approx.



2ND FLOOR
380 sq ft (35.3 sq m) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

