



**PURPOSE-BUILT FOUR BEDROOM
SEMI-DETACHED HOUSE**

SPACIOUS RECEPTION ROOM

FITTED KITCHEN AND UTILITY AREA

GUEST CLOAKROOM

GARAGE AND OFF-STREET PARKING

**EXCELLENT SCOPE FOR EXTENSION,
SUBJECT TO PLANNING**

EPC RATING D

CHAIN FREE



**The Woodlands, Southgate,
London N14**

£820,000

ENTRANCE HALLWAY

Via entrance porch and main entrance door. Understairs cupboard housing meters. Central heating radiator. Original parquet flooring.

RECEPTION ROOM 32' 0" x 11' 9" (9.75m x 3.58m)

Double aspect. Double glazed bay window to front aspect and double glazed sliding patio doors to rear garden. Brick-built fireplace with gas coal effect fire. Fitted display/storage units. Two central heating radiators. Original parquet flooring.

KITCHEN 13' 0" x 7' 9" (3.96m x 2.36m)

Fitted wall and base cabinets. Stainless steel sink with mixer tap. Gas hob and electric cooker with filter hood. Integrated fridge/freezer. Plumbing for washing machine. Central heating radiator. Tiled flooring. Folding door to:-

UTILITY ROOM 7' 0" x 4' 6" (2.13m x 1.37m)

Fitted cupboards. Plumbing for washing machine and tumble dryer. Ideal Mexico gas central heating boiler (system untested). Door to ground floor cloakroom and double glazed door to garden.

GROUND FLOOR CLOAKROOM

Obscure double glazed window. Low level w.c. Corner wash hand basin.

FIRST FLOOR LANDING

Double glazed window to flank wall. Access to boarded loftspace. Airing cupboard housing water cylinder. Fitted carpet.

FIRST BEDROOM 17' 9" x 11' 9" (5.41m x 3.58m)

Double glazed window to front aspect. Fitted wardrobes, storage cupboards and drawers. Central heating radiator. Fitted carpet.

SECOND BEDROOM 11' 3" x 7' 6" (3.43m x 2.28m)

Double glazed corner window. Fitted wardrobe cupboards and shelving. Central heating radiator. Fitted carpet.

THIRD BEDROOM 13' 9" x 9' 6" (4.19m x 2.89m)

Width narrowing to 8'6". Double glazed window to rear aspect. Central heating radiator. Fitted carpet.

FOURTH BEDROOM 9' 6" x 6' 6" (2.89m x 1.98m)

Plus door recess. Double glazed window to rear aspect. Central heating radiator. Fitted carpet.

BATHROOM/W.C.

Two double glazed windows. Panelled bath with mixer tap and shower attachment. Shower screen. Low level w.c. Pedestal wash hand basin. Storage area. Central heating radiator. Fully tiled walls and tiled flooring.

EXTERIOR

REAR GARDEN

Approximately 78'. Steps down to lawn area with mature flower and shrub borders. Gate to side.

GARAGE

With shared driveway.

OFF-STREET PARKING

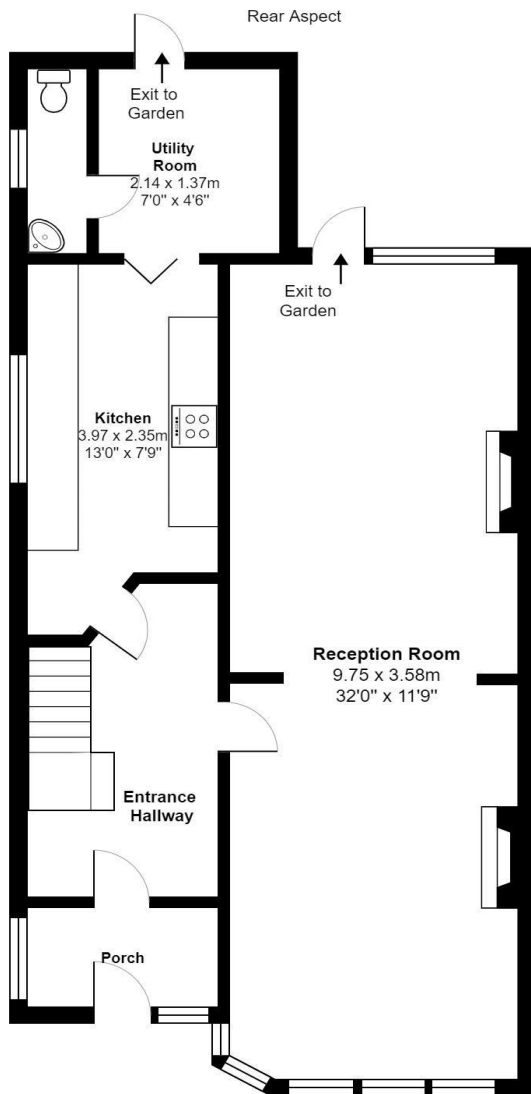
To the front of the property.

MONEY LAUNDERING REGULATIONS 2003

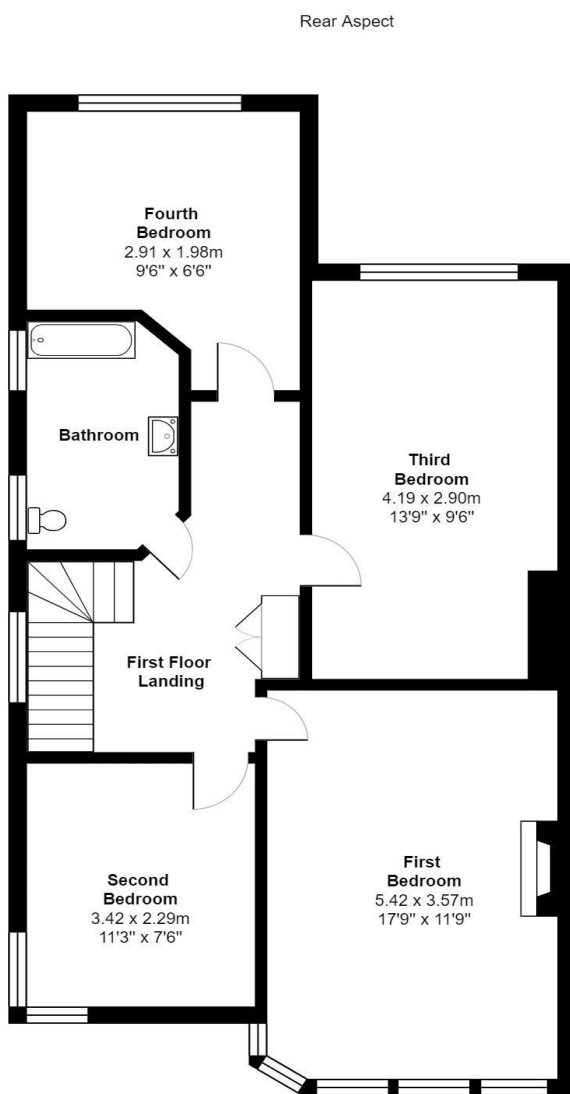
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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 in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Total Floor Area 122m² (1313.2 Sq. Ft.)
This plan is for display purposes only



Energy performance certificate (EPC)

11 THE WOODLANDS
LONDON
N14 5RL

Energy rating

D

Valid until: **5 August 2031**

Certificate number: **2010-8418-7290-6007-4001**

Property type

Semi-detached house

Total floor area

122 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60