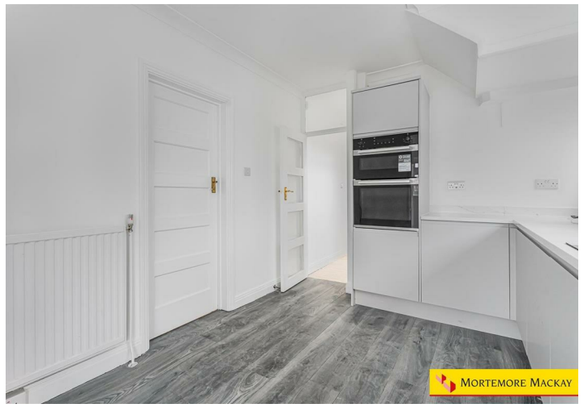












FARMLEIGH, N14 5QL



£750,000 Freehold

- CHAIN FREE
- THROUGH LOUNGE
- DOWNSTAIRS SHOWER ROOM
- BATHROOM
- OFF STREET PARKING
- EXTENDED ON THE GROUND FLOOR
- L SHAPED KITCHEN/DINER
- THREE BEDROOMS
- TANDEM LENGTH GARAGE

Property Details

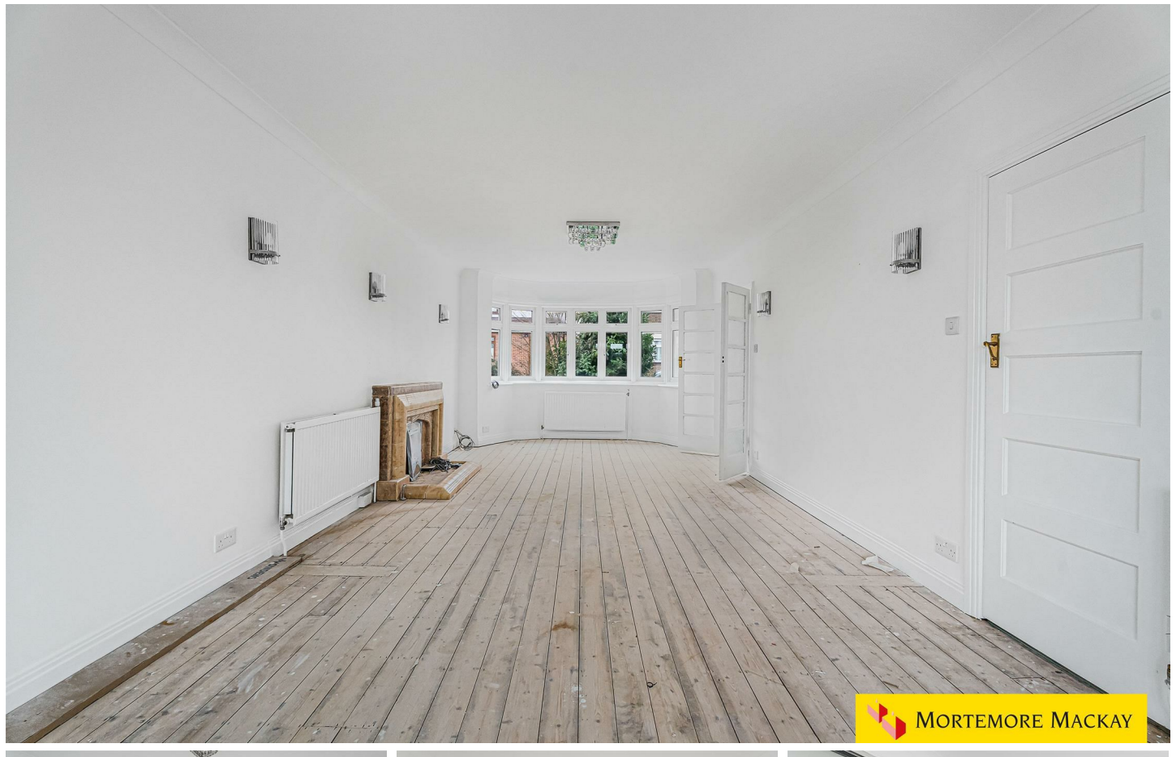
Situated on a generous corner plot on the ever-popular Farmleigh Road in Southgate, this attractive detached family home offers spacious and versatile accommodation ideal for modern living. The property features a bright and welcoming through lounge, perfect for both everyday family life and entertaining, leading through to an extended L-shaped kitchen/diner which forms the true heart of the home. This impressive space provides ample room for cooking, dining and socialising, with views and access to the garden. A convenient downstairs shower room adds to the practicality of the ground floor layout.

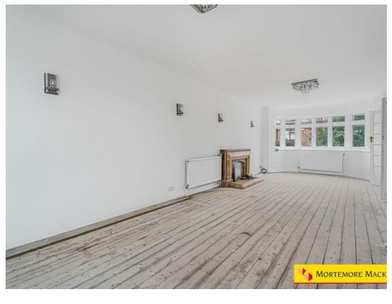
Upstairs, the property offers three well-proportioned bedrooms, all of good size, together with a family bathroom serving the first floor. The corner position enhances the sense of space and provides a private rear garden, ideal for relaxing, outdoor dining or children's play. Further benefits include a tandem-length garage offering excellent storage or workshop potential, along with off-street parking to the front.

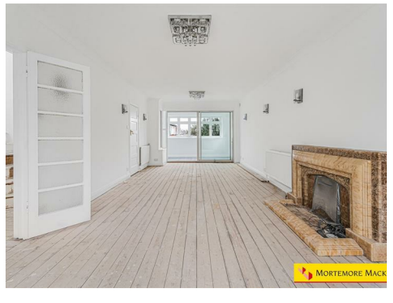
Farmleigh Road is superbly positioned for local amenities and transport. Southgate Underground Station (Piccadilly Line) is within easy reach, providing direct access into Central London in approximately 30 minutes. Excellent road links via the A406 North Circular and M25 are also close by, making commuting straightforward.

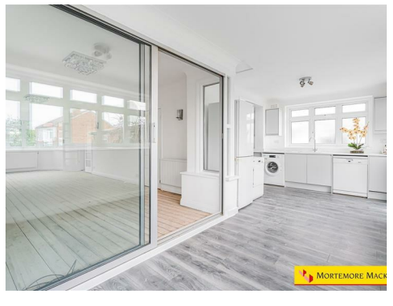
The area is particularly well regarded for its schooling, including Ashmole Academy, Southgate School, and De Bohun Primary School, all popular choices for local families. In addition, the property is conveniently located for the open green spaces of Grovelands Park, offering lakeside walks and recreational facilities.

This is a rare opportunity to acquire a detached corner home in one of Southgate's most desirable residential turnings, combining generous living space, excellent schools and superb transport connections.

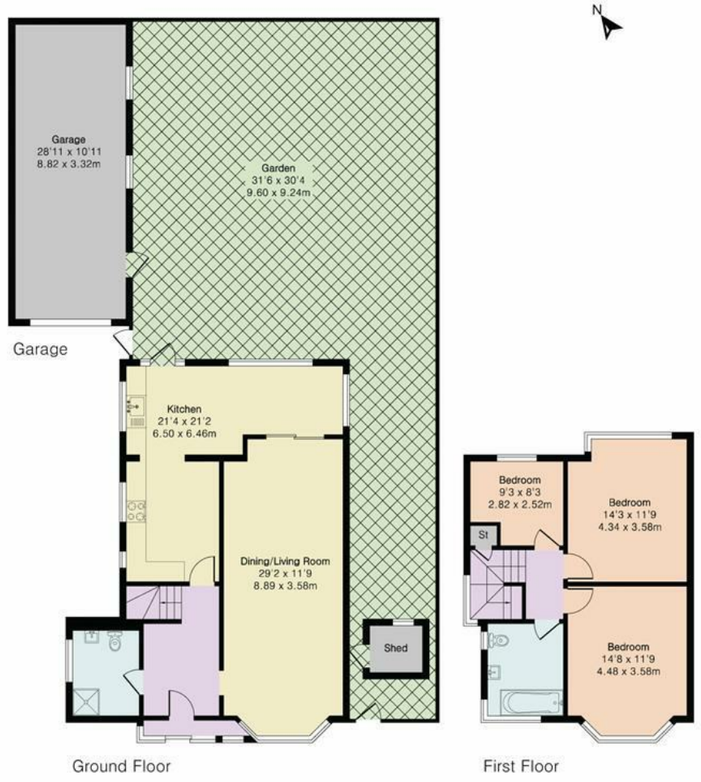








Approximate Gross Internal Area 1367 sq ft - 127 sq m
(Excluding Garage)
Ground Floor Area 815 sq ft – 76 sq m
First Floor Area 552 sq ft – 51 sq m
Garage Area 315 sq ft – 29 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

MORTEMORE MACKAY

