



**6 WEEK COMPLETION**

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**SITUATION**

Located in a woodland and secluded setting in this popular residential area being adjacent to Oakhill Park and Monkfrith Primary School and conveniently situated for the local shopping in Hampden Square and the multiple shopping facilities in Chase Side, Southgate. The area is well served by public transport being approximately 1 mile from Southgate and Oakwood Stations (Piccadilly Line) and Oakleigh Park Main Line Station.

**PROPERTY**

An attractive cottage-style detached **4 Bedroom House** with **Loft Room (29'9" in length)** and Paved Rear Garden. There is off-street parking for several cars and **additional land at the front which could lend itself to house a triple garage with first floor ancillary accommodation, subject to obtaining the necessary consents.** The property also benefits from double glazing and gas central heating (not tested).

**ACCOMMODATION\***

**Ground Floor**

Porch leading to Hall  
Lounge 18'3" x 21'6"  
Kitchen/Diner 10'1" x 23'3"  
Study 7'9" x 7'5"  
WC

**First Floor**

Bedroom 1 12'0" x 14'2" plus Balcony  
Ensuite Bathroom/WC & sep Shower 6'6" x 12'6"  
Bedroom 2 10'3" x 14'5"  
Bedroom 3 10'2" x 7'4"  
Bedroom 4 7'1" x 11'6"  
Family Shower Room/WC 6'2" x 5'10"

**Plus Loft Room**

29'9" x 10'0" with basin & wc (not plumbed)

\*All dimensions to maximum points

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant 4 Bed House**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Newman & Co - Tel: 020 8349 2655  
Ref: Ms Suzette Newman - Email: info@newmanlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts