

**SELBORNE ROAD, N14**  
**£1,200,000 FREEHOLD**

**A CHARACTERFUL FIVE-BEDROOM SEMI-DETACHED EDWARDIAN HOUSE LOCATED CLOSE TO THE HISTORIC SOUTHGATE GREEN.**

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## **DESCRIPTION:**

An elegant semi-detached Edwardian house situated in arguably one of Southgate's most desirable roads, close to the historic Southgate Green, the popular Walker and St. Monica's Primary schools, and local parks. Southgate tube (Piccadilly line) and Palmers Green mainline BR station (to Moorgate) are also within easy reach

The property boasts just over 2500 Sq.ft of floor area (including restricted height) arranged on three floors and enjoys an array of beautiful character features. A Stained-glass door opens into a grand entrance hall with striking tessellated tiled flooring and leaded light windows to the side. To the immediate left of the entrance hall is an impressive reception room with a deep box bay with sash windows. A generously sized dining room offers a great space to entertain guests and benefits from access to the rear garden via French doors. Both rooms have high ceilings and focal point fireplaces. There is also a morning room, a modern eat-in kitchen, plus a guest WC located off the entrance hall.

A spacious landing on the first-floor guides into four bedrooms, of which three are double in size. There is also modern family bathroom and a separate WC. The loft has been converted to provide a further double bedroom with ample eaves storage and a second bathroom located off the landing.

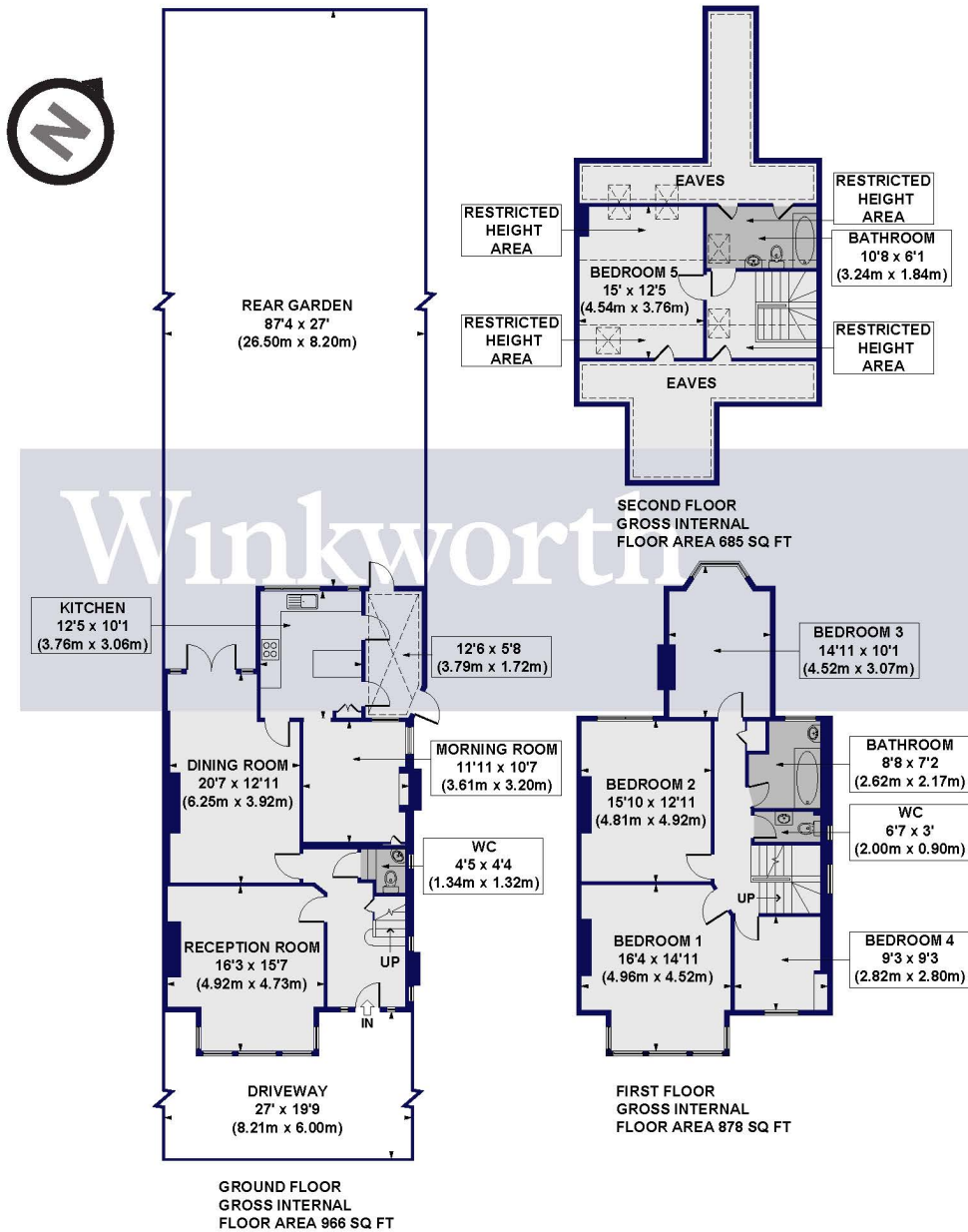
Externally the property enjoys an idyllic, landscaped rear garden extending 87' in length, with a mature plant and shrub border affording some privacy. At the front of the house is a wide block-paved driveway with parking for up to two vehicles.

Viewing is highly recommended to appreciate the space and character this lovely property offers.



# Selborne Road, N14

Approx. Gross Internal Floor Area 2529 sq. ft / 234.95 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1993 sq. ft / 185.20 sq. m (Excluding Restricted Height Area & Eaves)



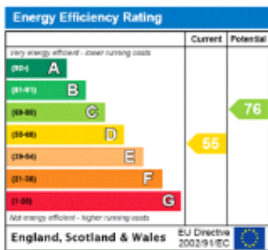
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax:** London Borough of Enfield – Band G

All figures that are shown were correct at the time of printing.



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