



DENE ROAD, NEW SOUTHGATE, N11

We are pleased to offer this beautifully renovated semi-detached house, built in the 1930s, offering a perfect blend of modern living and classic charm. With three bedrooms and a well-appointed modern bathroom, this property is ideal for families seeking comfort and style.

As you enter, there is a spacious 25ft through lounge that leads into an expansive open-plan kitchen and dining area. The modern fitted kitchen, complete with central island with marble worktops, is perfect for entertaining.

Bifolding doors open up to a delightful 48ft South-Facing rear garden, featuring a paved patio area, a small sunken fish pond, adding a touch of tranquillity. There is in addition a brick-built home office - providing a lovely space for work or study.

The property is well-positioned, offering easy access to local schools, making it a fantastic choice for families. The surrounding areas of Whetstone, East Barnet, and Southgate provide a wealth of amenities, ensuring that everything you need is within reach.



ACCOMMODATION

- * MATURE AND WELL MAINTAINED FRONT GARDEN * SHARED DRIVEWAY * BRIGHT ENTRANCE HALL WITH PANELLLED WALLS * 25FT THROUGH LOUNGE * STUNNING FITTED KITCHEN/DINER WITH MARBLE WORKTOPS * UTILITY ROOM * DOWNSTAIRS WC * 3 BEDROOMS * MODERN FAMILY BATHROOM * SOUTH-FACING REAR GARDEN *
- * SERVICES: GAS CENTRAL HEATING & PART UNDERFLOOR HEATING * FEATURES: DOUBLE GLAZING, ELECTRIC VELUX SKYLIGHT WINDOWS IN THE KITCHEN *

PRICE: £835,000 FREEHOLD

ENTRANCE HALL

Original wooden door with stained glass panels either side. Wood paneling along the walls and up the stairs, Ash engineered wood flooring, designer column radiator. Understairs storage cupboard & doors leading to the open plan reception, kitchen/diner & the downstairs WC.



ENTRANCE HALL (pic 2)

Different aspect showing the carpeted stairs leading to the first floor.



RECEPTION ROOM 23'10 x 12'5 (7.26m x 3.78m)

Double glazed bay window to the front with leaded stained glass panels to the top. Ash engineered wood flooring, feature wrought iron fireplace, pendant lighting, coving to the ceiling & tall vertical column radiator.



LOUNGE AREA

Different aspect showing the front lounge area of the reception room.



KITCHEN/DINING ROOM 22'1 x 16'10 (6.73m x 5.13m)

Double glazed bifold doors to the rear, giving level access to the first patio area and two electric skylights in the ceiling letting in lots of natural light. Engineered ash wood flooring with underfloor heating, LED spotlights & Bluetooth speakers to the ceiling with pendant lighting above the island.



KITCHEN AREA

Luxury, well fitted kitchen with dark-brown wood-effect base units along one wall and with a large central island with base units beneath offering ample storage and adorned with marble worktops & splashback with undermount stainless steel kitchen sink, electric induction hob, hidden extractor fan and integrated appliances.



DINING AREA



UTILITY ROOM

Utility room, housing the american style fridge freezer, the central heating boiler and plumbed for the washing machine.



DOWNSTAIRS WC

Part-tiled walls, with low flush WC & marble wall-mounted handwash basin with concealed wall mounted gold mixer tap.



LANDING

Double glazed stained glass leaded window to the side. Carpeted with wooden paneling to the walls. Access to all three bedrooms & family bathroom.



BEDROOM 1 14'0 x 11'6 (4.27m x 3.51m)

Double glazed bay window with stained glass leaded panels. Painted original floorboards with paneled walls and feature fireplace. Pendant lighting and coving to the ceiling.



BEDROOM 2 14'0 x 11'6 (4.27m x 3.51m)

Double glazed bay window to the rear. Painted original floorboards and fitted wardrobe to one wall. Pendant lighting and coving to the ceiling.



BEDROOM 3 9'1 x 6'7 (2.77m x 2.01m)

Double glazed window to the front. Painted original floorboards with pendant lighting and coving to the ceiling.



FAMILY BATHROOM

Double glazed frosted window to the rear. A fully tiled bathroom consisting of a full sized paneled bath including overhead thermostatic rain shower with glass shower panel, floating wash hand basin and concealed cistern WC. Matt black heated towel rail & fixtures and fittings.



OUTBUILDING / OFFICE 14'6 x 7'6 (4.42m x 2.29m)

Brick built outbuilding with lighting and electrics, currently being used as an office with double glazed floor to ceiling window and French Doors.



OUTBUILDING / OFFICE (pic 2)

Internal view of the outbuilding/office. Laminate flooring & spotlights to the ceiling.



GARDEN 48'0 x 19'0 (14.63m x 5.79m)

Level access to the patio from the kitchen with two steps leading down to the larger partio with sunken fish pond and leading out to the far end of the garden with its decking area and .



GARDEN (pic 2) & REAR ELEVATION
Different aspect showing the rear elevation.



SHED 10'6 x 9'2 (3.20m x 2.79m)

Showing the shed at the rear of the garden, surrounded by the rear lawn.



Dene Road, New Southgate, N11

Approximate Gross Internal Area 992 sq ft - 92 sq m

Ground Floor Area 657 sq ft - 61 sq m

First Floor Area 441 sq ft - 41 sq m

Outbuilding Area 1303 sq ft - 121 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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