



CEDAR RISE, SOUTHGATE, N14

This charming semi-detached house, situated in the highly sought-after Monkfrith Estate in Southgate, offers a perfect blend of comfort and modern living. The property has been thoughtfully extended to provide ample space for families, with four generously sized bedrooms, including one with an ensuite shower room and a family bathroom with separate WC to the first floor. On the ground floor, you will find an extended rear reception, a separate dining room and the garage which has been converted into a store-room / study, but the heart of the home is undoubtedly the luxury fitted kitchen diner, which provides a stylish and functional space. Outside, the mature and beautifully sculpted rear garden is a true highlight featuring a lovely patio area, perfect for al fresco dining, and a shaped lawn that adds to the garden's charm. Additionally, a home office at the rear offers a peaceful retreat for those who work from home or need a quiet space for a hobby room. Parking is a breeze with space for two vehicles in the front driveway. The location is particularly advantageous, being within close proximity to local primary & secondary schools, making it an excellent choice for families. Furthermore, residents can enjoy an easy walk to nearby shops and parks and transport facilities. In summary, this extended semi-detached house in Cedar Rise presents an exceptional opportunity for those seeking a spacious and well-located family home in one of the Monkfrith Estate's most popular roads, all while backing onto the serene Oakhill Park.



ACCOMMODATION

* ATTRACTIVE AND WELL MAINTAINED SEMI-DETACHED HOUSE * 4 BEDROOMS, 1 WITH ENSUITE SHOWER ROOM * FAMILY BATHROOM & SEPARATE WC * EXTENDED REAR RECEPTION, DINING ROOM & STOREROOM / STUDY * KITCHEN DINER WITH POGGENPOHL UNITS, INTEGRATED APPLIANCES & STONE WORKTOPS * ADDITIONAL LUXURY HOME OFFICE AT THE REAR OF THE GARDEN * WELL-MAINTAINED & MATURE REAR GARDEN WITH PATIO & LAWN AREAS * OFF STREET PARKING FOR 2 CARS * CLOSE TO THE AREA'S LOCAL SCHOOLS *

SERVICES: GAS CENTRAL HEATING
FEATURES: DOUBLE GLAZING

PRICE: £1,095,000 FREEHOLD

ENTRANCE HALL 14'4 x 9'8 (4.37m x 2.95m)

Entrance Porch with door into the Entrance Hall with solid Oak Flooring, covered radiator, neutral decor, coving, stairs to the first floor and doors leading to the dining room, kitchen, extended rear reception & downstairs WC.



ENTRANCE HALL (pic 2)



DINING ROOM 13'3 (into bay) x 12'8 (4.04m (into bay) x 3.86m)

Double doors from the entrance hall, Double Glazed leaded window to front with covered radiator beneath, oak flooring, coving, spotlights with central feature light.



EXTENDED REAR RECEPTION 13'11 x 11'3 (4.24m x 3.43m)

Large Double Glazed Window to rear with covered radiator beneath, solid oak flooring, coving & spotlights to the ceiling. Doors leading into study and through to the kitchen/diner.



EXTENDED REAR RECEPTION (pic 2) 15'0 x 10'9 (4.57m'0.00m x 3.28m)



KITCHEN / DINER 23'4 x 11'0 (7.11m x 3.35m)

Double Glazed Door & Window to the rear with glass roof above letting in lots of natural light. Gloss white handleless wall & base units from Poggenpohl, adorned with grey stone worktops & splashback. Double under-mounted stainless steel sinks, central island housing large induction hob with extractor above and lower breakfast section with solid oak worktops and seating for 6. Tiled flooring and spotlights to ceiling with feature light over breakfast bar.



KITCHEN / DINER (pic 2)



UTILITY ROOM 7'9 x 4'8 (2.36m x 1.42m)

Barn door to the side, tiled flooring, fitted wall & base units, with white worktops, stainless steel single bowl sink, plumbed for washing machine & tumble dryer.



FIRST FLOOR LANDING

Carpeted Stairs & Landing, with doors leading to the bedrooms, bathroom & separate WC. Spotlights & coving to the ceiling.



BEDROOM 1 13'10" x 11'3" (4.22m x 3.43m)

Double glazed window to the rear with covered radiator beneath. Carpeted, with fitted wardrobes along one all. Pendant lighting. Door leading to the ensuite shower room.



BEDROOM 1 (pic 2)
A different aspect showing access to the ensuite shower room.



ENSUITE SHOWER ROOM

Frosted double glazed window to the rear. Fully tiled ensuite comprising large shower cubicle with gold fixtures & fittings, low flush WC, hand wash basin with vanity unit beneath. Matt black heated towel rail.



BEDROOM 2 12'0 x 11'3 (3.66m x 3.43m)

Double glazed window to the rear with radiator beneath. Carpeted, with full height fitted wardrobes, cabinets & shelving. Coving to the ceiling.



BEDROOM 3 13'2 x 10'5 (4.01m x 3.18m)

Leaded double glazed window to the front with large radiator beneath. Carpeted, with coving to the ceiling & full height fitted wardrobes.



BEDROOM 4 11'2 x 7'10 (3.40m x 2.39m)

Leaded double glazed window to the front with radiator beneath. Carpeted, with fitted wardrobes & coving to the ceiling.



FAMILY BATHROOM

Frosted double glazed leaded window to the front. Fully tiled with full sized paneled bath, large shower cubicle, wash hand basin with mixer tap & vanity unit beneath. Spotlights to the ceiling & chrome heated towel rail. Separate WC with wash handbasin also available.



REAR GARDEN

A 12ft paved patio across the width leading to the beautifully maintained, shaped lawn lined with mature shrubs & bushes. North Westerly facing. At the rear of the garden is a home office/quiet retreat.



HOME OFFICE 14'0 x 7'0 (4.27m x 2.13m)

Double glazed door and windows looking out to the garden area. Carpeted & fully electric.



HOME OFFICE (pic 2)
Showing the inside of the office.



REAR ELEVATION



Cedar Rise, Southgate, N14

Approximate Gross Internal Area 1738 sq ft - 162 sq m

(Excluding Outbuilding)

Ground Floor Area 1007 sq ft - 94 sq m

First Floor Area 731 sq ft - 68 sq m

Outbuilding Area 97 sq ft - 9 sq m



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.



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			
England & Wales		63	76
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.

