



Langside Crescent, London, N14 7DS



Langside Crescent

A spacious four-bedroom, two-bathroom, three reception room semi-detached home.

Step inside this charming property through a generous hallway that leads to three inviting reception rooms, along with a convenient downstairs W/C. The bay fronted first reception room offers a perfect space for a family TV room.

Separated by sliding pocket doors leads directly to the second reception room, which is an impressive 17" ft and works well as a formal dining room.

The third reception room is currently used as a breakfast room with parquet flooring, high ceilings, period features and with views over its spacious west-facing garden.

Upstairs, the property boasts a double-storey extension, providing four generous double bedrooms and two well-appointed bathrooms. The bedrooms are equipped with fitted wardrobes for added convenience.

This home offers off-street parking for several cars, a garage and an approx. 90ft garden.

Located in the sought-after Michenden Estate, this family home is within easy reach of Southgate underground station (Piccadilly Line) and Palmers Green overground station. It also has multiple shops, restaurants and nearby local education is well catered for.





















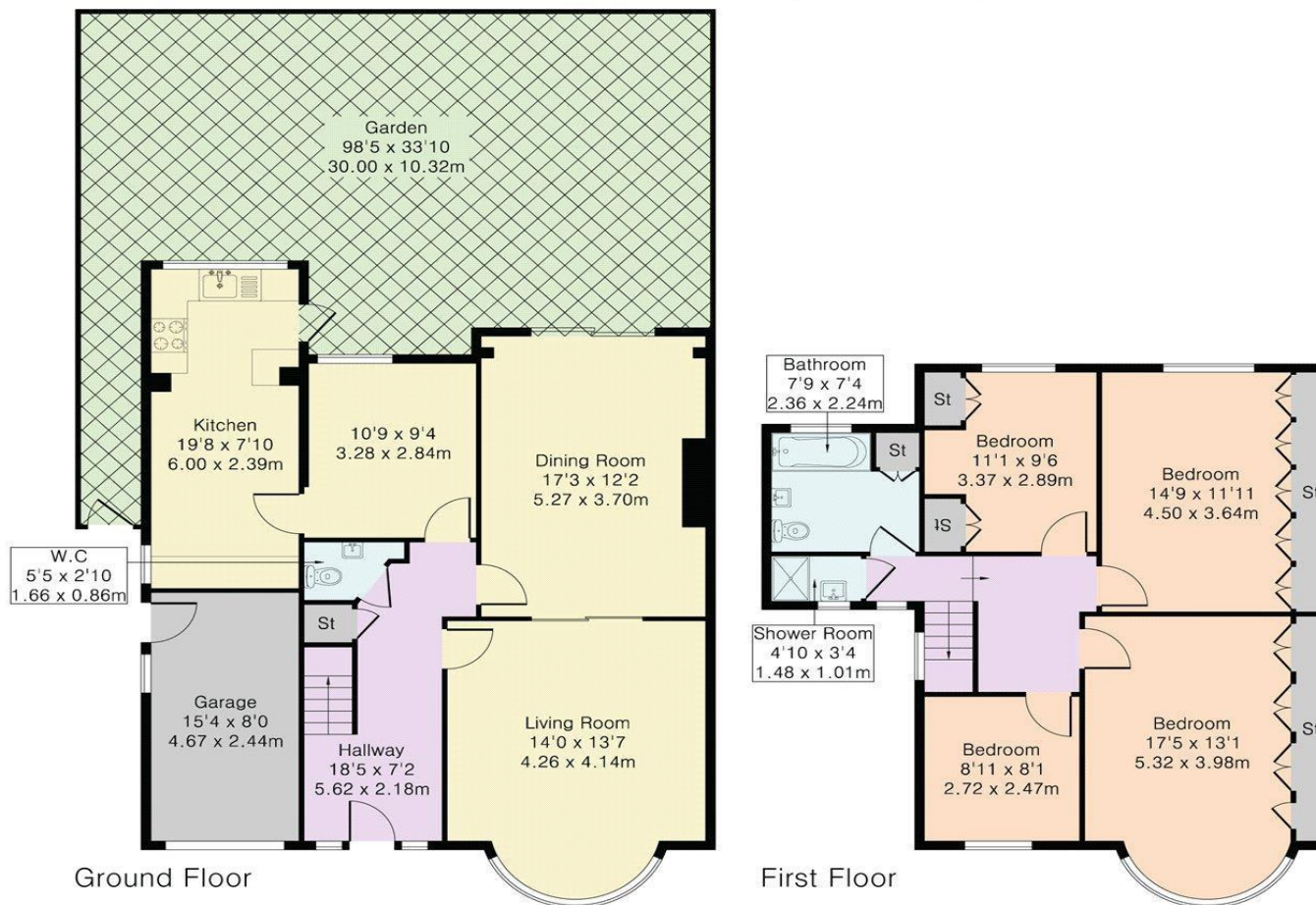




Approximate Gross Internal Area 1712 sq ft - 160 sq m

Ground Floor Area 974 sq ft – 91 sq m

First Floor Area 738 sq ft – 69 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 practise. 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.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax: G

Local Authority: Enfield

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