



Monkfrith Way, London, N14 5ND

Asking Price: £799,950

Freehold

Monkfrith Way, London, N14 5ND

Set moments from Monkfrith Primary School this four bedroom semi-detached house with three bathrooms and benefiting from Annex with own entrance.

Ground floor accommodation comprises, entrance hall, through lounge with feature fire place, partly open plan fitted kitchen with breakfast bar leading to 50ft rear garden. Three bedrooms to first floor with three piece family bathroom & additional bedroom and shower room to loft. The separate Annex comprises of two bedrooms, reception room & shower room. The house benefits from gated parking to rear & log cabin.

Ideally located for highly regarded schools including Monkfrith & Brunswick Park Primary and East Barnet Secondary. Transport links of Oakwood & Southgate underground (Piccadilly Line) and Oakleigh Park mainline station are within a mile for direct links to Central London.

- **FOUR BEDROOM HOUSE WITH ANNEX * 1732SQFT**
- **THREE RECEPTION ROOMS**
- **THREE BATHROOMS**
- **WELL PRESENTED THROUGHOUT**
- **ANNEX WITH SEPARATE ENTRANCE**
- **PARKING TO REAR**
- **50FT REAR GARDEN**
- **MOMENTS FROM MONKFRITH SCHOOL**
- **CLOSE TO OAK HILL PARK**
- **COUNCIL TAX BAND F**



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Approximate Area = 1732 sq ft / 160.9 sq m (Includes annex)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters - Barnet & Whetstone. REF: 1450337 © richcom 2006











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.