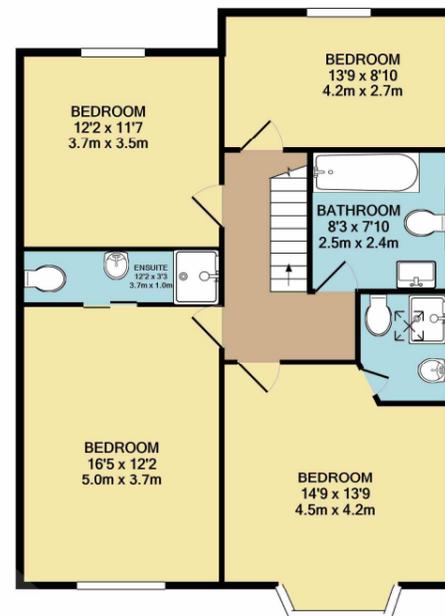


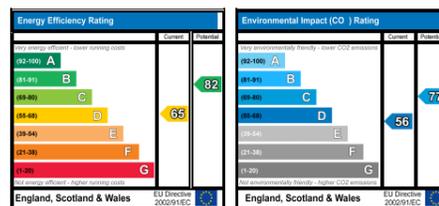


Jason Oliver
PROPERTIES

Bourne Avenue, Southgate, N14



1ST FLOOR
APPROX. FLOOR AREA 838 SQ.FT. (77.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 2199 SQ.FT. (204.3 SQ.M.)
GIA measurements are approximate. Not to Scale. Illustrative purposes only
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Extremely well located Four bedroom detached house in one of the most sought after roads in Southgate, within a 5 minute walk of Southgate Underground Station (Picadilly Line). The house has been transformed by the current owners to offer a truly magnificent family residence. A highly considered specification including CCTV, Alarm, wireless underfloor heating, wireless Luxaflex blinds, Cat6 Ethernet to every room, Glass Design® and Duravit sanitaryware with Gessi taps. A welcoming entrance hall with access to all the principal rooms. The lounge has a feature fireplace and opens up to the kitchen/Dining room, with a framed view of the garden through the bi-fold hardwood doors. A superb kitchen featuring Next125 units with Bianco Eclipse granite worktops and Miele and Siemens appliances. Adjoining this lies a further reception room with LED lighting in the coving and Hardwood

£1,750,000 Freehold

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Bourne Avenue, Southgate, N14

GENERAL

4 HD CCTV cameras (2 front and 2 back) with recording and mobile phone/tablet live view. Texcom commercial alarm with 2 keypads and comes with fobs. The external windows, French Doors and Bi-fold doors are made from Sapele Hardwood and double glazed. The property throughout, excluding bathrooms, has Merbau 18mm Hardwood Engineered flooring. Vaillant boiler with Megaflow system, and water softener. Ground floor has underfloor heating consisting of 4 zones. The first-floor heating is via vertical radiators. 50mm solid hardwood internal doors through house. Fully Rewired to include Cat6 ethernet to every room.

APPROACH / DRIVEWAY

Driveway. Block paving. Parking for 3 cars. Porcelain tiled covered porch with sensor lights.

HALLWAY

24'7" x 12'4" (7.49m x 3.76m)

KITCHEN / DINING / FAMILY ROOM

37'9" x 21'8" (11.51m x 6.60m). Feature moulded plaster coving throughout room. Fireplace. White Marble mantelpiece with gas fire. Automated Luxaflex blind to front window. Audio cabling in lounge either side of fireplace. Vinyl Contract Wallcovering to Lounge and dining room. Next125 (German Kitchen). Frosted Glass fronted floor and wall units (upward opening doors). Bianco Eclipse granite waterfall worktop. Frosted glass splashback full length of wall units. Island unit with Bianco Eclipse granite waterfall worktop and Siemens Induction Hob. Integrated full height Siemens Fridge with Push to open /self-closing unit. Integrated full height Siemens Freezer with Push to open /self-closing unit. Miele Oven and grill. Miele steam oven and microwave. Miele warming drawer /slow cooker. Miele integrated dishwasher. Cuple wine fridge. Gutmann ceiling extractor fan with remote control. Blanco Stainless steel double sink with Blanco Culina tap (bendable arched outlet) and Quooker hot water tap. 2 skylights above kitchen area. Two sets of hardwood double glazed bi-fold doors to patio. Double glass leading to reception room.

SITTING ROOM / TV ROOM

16'2" x 13'1" (4.93m x 3.99m). Upturn coving with LED lighting. Wired for surround sound. Hardwood double glazed French Doors to patio.

STUDY

10'6" x 8'2" (3.20m x 2.49m). Built in floor to ceiling bookcases.

DOWNSTAIRS CLOAKROOM

Porcelain tiles to floor and ceiling. Glass Design Italy Basin on granite top. Gessi Goccia (Teardrop) tap.

UTILITY ROOM

7'7" x 6'7" (2.31m x 2.01m). Fitted floor and wall units with Bianco Eclipse Granite Worktop. Stainless Steel Blanco sink and mixer tap. Plumbing for washing machine and tumble drier.

FIRST FLOOR



Bourne Avenue, Southgate, N14

MASTER BEDROOM

16'5" x 12'2" (5.00m x 3.71m). Floor to ceiling fitted wardrobes with walnut finish. Automated Luxaflex blackout blind. Reina vertical radiator recessed into wall with LED lighting behind. Floor mounted spotlight either side of window. Vinyl Contract Wallcovering.

EN-SUITE

12'2" x 3'3" (3.71m x 0.99m). Porcelain tiles to floor and walls including a glass tiled wall in Shower. Wet room shower with enclosed glass door. Gessi shower controller, ceiling mounted shower head with rainfall feature and handheld Shower. Glass Design Italy Basin on granite top. Wall mounted Gessi tap. Electrical underfloor heating. Velux remote control skylight window.

BEDROOM TWO

14'9" x 13'9" (4.50m x 4.19m)

EN-SUITE

Porcelain tiles to floor and walls including a glass tiled wall in Shower. Wet room shower with custom enclosure. Gessi shower controller, ceiling mounted shower head with rainfall feature and handheld Shower. Artelinea basin and vanity unit. Wall mounted Gessi tap. Electrical underfloor heating. Velux remote control skylight window.

BEDROOM THREE

12'2" x 11'7" (3.71m x 3.53m)

BEDROOM FOUR

13'9" x 8'10" (4.19m x 2.69m)

FAMILY BATHROOM

8'3" x 7'10" (2.51m x 2.39m). Porcelain tiles to floor and walls including a feature wall. Duravit counter washbasin on Duravit vanity unit with drawer and LED Lighting. Wall mounted Gessi tap. Duravit wall mounted toilet with concealed Geberit Cistern. Double ended bath with central Gessi taps and pull out shower.

INTEGRAL GARAGE

19'0" x 9'6" (5.79m x 2.90m). Automated up and over door. Plastered and painted walls and ceilings. Lighting and electrical sockets. Cold water tap.

GARDEN

85'4" x 42'8" (26.01m x 13.00m). Patio with porcelain tiled paving and lighting. External electrical sockets. 2 cold water taps. Paved area to rear of garden suitable for summerhouse. Armoured electrical cable ready for summerhouse. Garden wired for garden lights. Shed.

