



Whitehouse Way, Southgate Offers in Excess of £650,000

NO UPWARD CHAIN - Possible QUICK MOVE | Spacious 23ft living room – Plenty of room for family gatherings or simply relaxing in a light-filled space | Modern kitchen with ample storage – Cook and entertain with ease, without worrying about clutter | Two double bedrooms and one cosy single – Ideal spaces for growing families or creating a home office or hobby room | Built-in wardrobes in every bedroom – Say goodbye to storage problems with generous wardrobe space in all rooms | Convenient downstairs toilet – No need for guests or little ones to head upstairs during busy days | Mature landscaped garden with patio – Perfect for alfresco dining, summer barbecues, or simply unwinding outdoors | Located near top-rated schools – A great area to settle down and support your children’s education | Moments from parks and green spaces – A haven for dog walkers, joggers, and outdoor enthusiasts, with nature on your doorstep | Two stations within walking distance – Easy access to the Piccadilly Line and national rail services, ideal for commuting



Imagine A Home That Not Only Offers A Serene Haven For Your Family But Also A Great Space To Create Lifelong Memories. Welcome to your next chapter in a 1930's semi detached family home, perfectly situated near top-rated schools to foster the best educational opportunities for your children.

A practical porch, a perfect spot for shedding shoes and coats, allows you to keep the living areas calm and clutter-free. From here, you're welcomed into a bright and spacious 23ft living room with windows on three sides, ready for you to make it your own with your furniture, soft furnishings, and personal style.

The heart of the home is the modern, well-appointed kitchen – a large, light space with neutral decor. Ample storage and generous worktops ensure you'll have all the room you need, whether you're preparing a simple meal or something more elaborate.

There's also the convenience of a downstairs toilet – a real bonus for busy family life – meaning visitors don't need to head upstairs when nature calls.

When the day winds down, two generously sized double bedrooms and a cosy single provide the perfect places to rest. Each room has built-in wardrobes and soft neutral carpets, making for warm and comfortable mornings, even in winter.

The bathroom features a shower over the bath, giving you the option of a quick start to the day or a more leisurely evening soak.

Outside, the mature, landscaped garden offers a peaceful retreat, with a sunny patio that's ideal for summer barbecues or a relaxing evening with a drink in hand.

The shared driveway is handy for quick drop-offs and access to the side of the house, with the option to apply for a dropped kerb for parking at the front.



Local amenities are just a short walk away, with shops at the heart of Arnos Grove and more options, including cafes and restaurants, a bit further in Southgate. The area is well-served by excellent primary and secondary schools, and there's a tennis club at the end of the street for those who enjoy an active lifestyle.

Transport links are excellent, with Arnos Grove tube station (Piccadilly Line) just a 19-minute walk away, and New Southgate train station a little further at 21 minutes on foot.

For those who love the outdoors, the Pymmes Brook Trail and Arnos Park are just a short stroll away, offering green spaces to explore with the family. Broomfield Park and Bethune Park are also nearby, perfect for walking, running, or cycling.

Don't miss your chance to make this home your own!

| ADDITIONAL INFORMATION

Council Tax: Band - E

EPC Rating: D

| GROUND FLOOR

Lounge / Diner Room: Approx 23' 6" x 16' 7" Max (7.16m x 5.05m)

Kitchen / Diner: Approx 14' 8" x 9' 6" (4.47m x 2.90m)

Downstairs Toilet: Approx 6' 2" x 3' 1" (1.88m x 0.94m)

| FIRST FLOOR

Bedroom One: Approx 14' 1" x 10' 2" (4.29m x 3.10m)

Bedroom Two: Approx 12' 10" x 10' 0" (3.91m x 3.07m)

Bedroom Three: Approx 10' 8" x 6' 3" (3.25m x 1.91m)

Bathroom: Approx 8' 1" x 6' 3" (2.46m x 1.91m)

| OUTSIDE

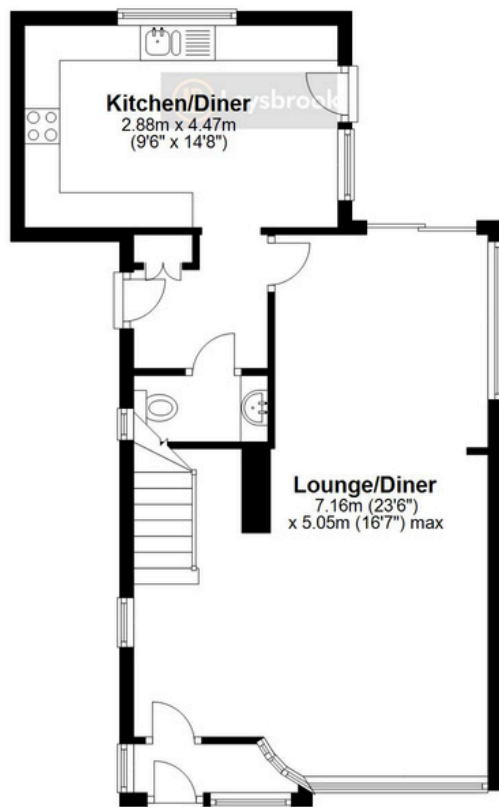
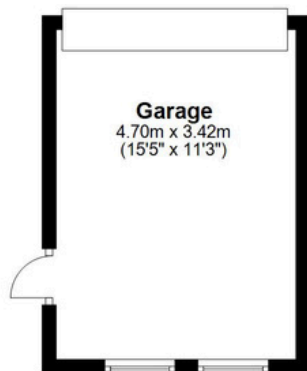
Garage: Approx 15' 5" x 11' 3" (4.70m x 3.43m)

Enclosed rear garden with gated access to the rear and garage



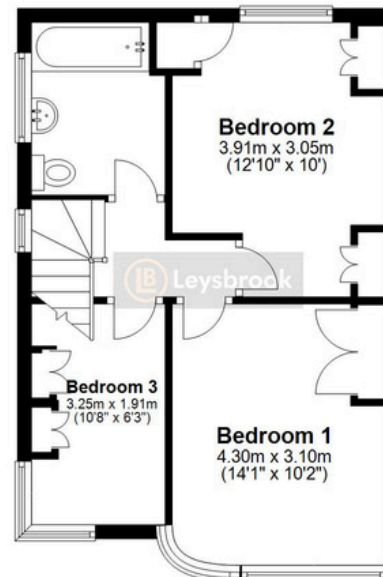
Ground Floor

Approx. 68.8 sq. metres (741.0 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 107.1 sq. metres (1152.5 sq. feet)





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	