



Barrington Road, Southgate  
£350,000

**MANSELL  
McTAGGART**  
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- Ideally positioned close to shops, town centre, station and schools
- End of terraced home
- Potential to add a driveway (STPP)
- Living room | Dining room
- Three bedrooms
- Secluded rear garden
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

A wonderful opportunity to purchase a three bedroom end of terraced home with the potential to create a driveway (STPP), ideally situated within Southgate, close to the town centre, station and schools. The property does require some modernisation and is offered with no onward chain.

Upon entry into the home, there is a hallway with stairs rising to first floor with storage beneath and ample room for shoes and coats. On your right is the living room with a large window to the front aspect allowing in plenty of natural light and a gas fireplace.

An archway leads through to the rear of the property where there is a dining room providing space for four to six person dining and sliding patio doors opening to the rear garden. The dining room connects to both the living room and kitchen, so could be opened up to create an open plan living space, if preferred.







Completing the downstairs is the kitchen, which is fitted with a range of wall and base units incorporating cupboards and drawers with space for white goods, plenty of work surfaces and a door leading to the rear garden. There is also access through to the kitchen from the entrance hallway.

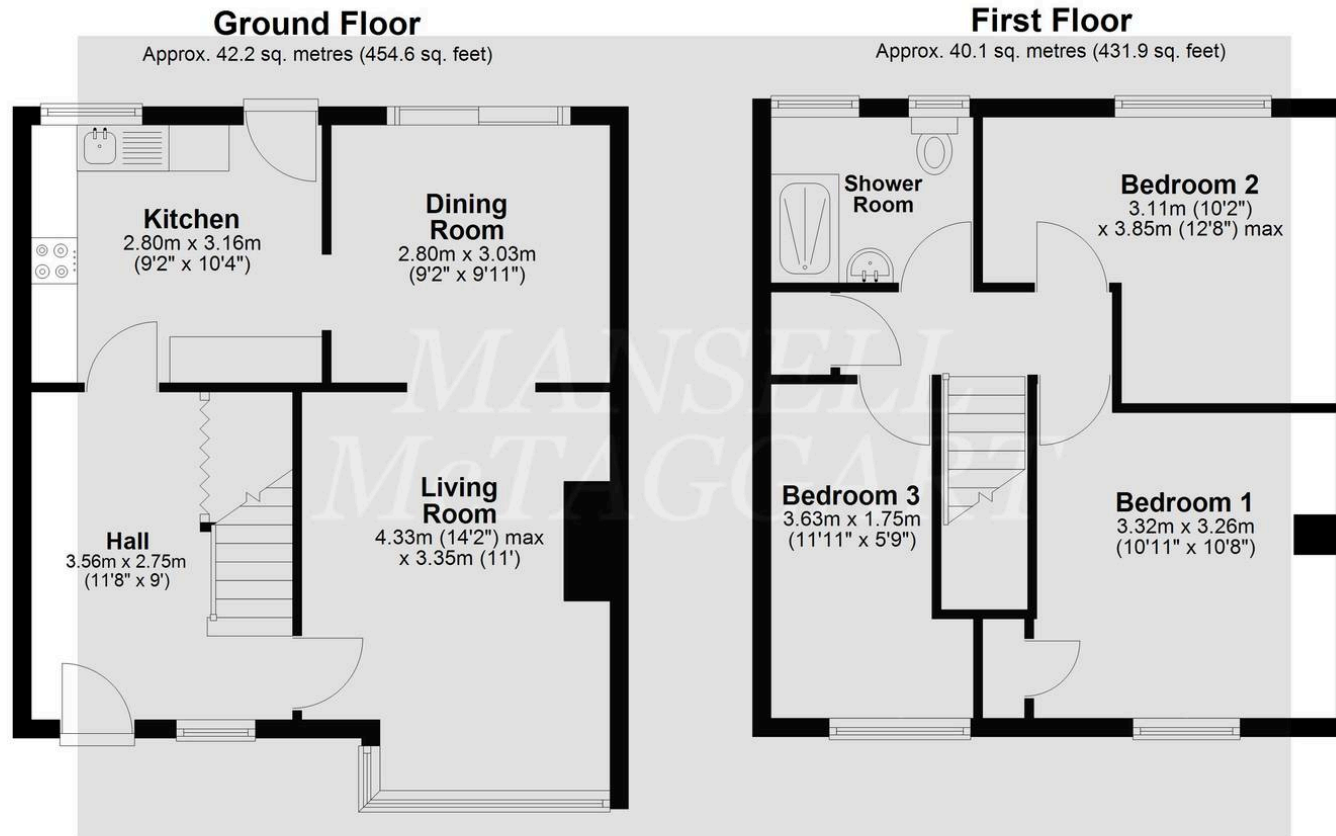
Heading upstairs, the first floor landing offers access to all three bedrooms, family shower, loft and airing cupboard housing the hot water cylinder.

Bedroom one and two are both double rooms overlooking the front and rear respectively with bedroom one also benefitting from a built-in wardrobe. Bedroom three is a single room overlooking the front aspect, again with built-in storage.

Finally, the family shower room is fitted with a shower cubicle, wash hand basin, low level WC and opaque windows to rear.

Outside, the front garden is currently laid to hardstanding with a knee-high wall surround and iron railings with front gate allowing access. Gated side access leads to the secluded rear garden, which is largely laid to low maintenance patio and stones/gravelled areas with a range of planted borders. The whole is enclosed by walled and fenced boundaries.





Total area: approx. 82.4 sq. metres (886.6 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

## Mansell McTaggart Crawley

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