

Moffat Road, London,

Offers Over: £500,000

Bairstow eves








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This fantastic three bedroom family home offers bright, balanced and versatile accommodation arranged across two floors, ideal for modern living. The ground floor features a welcoming reception room with excellent natural light, a separate dining room perfect for entertaining, and a spacious kitchen with ample storage and worktop space. A convenient ground floor W.C. completes the layout. Upstairs, three well proportioned bedrooms are served by a modern family bathroom, providing comfortable and flexible sleeping accommodation. Externally, the property enjoys a private rear garden, ideal for outdoor dining, relaxation and family use, along with a detached garage offering valuable storage or workshop potential. With its generous proportions, practical layout and scope to personalise and modernize, this is a home that truly rewards an in person viewing.

Moffat Road enjoys a peaceful residential setting between Palmers Green & Bounds Green while remaining moments from excellent local amenities. Residents benefit from easy access to the shops, cafés and conveniences of Green Lanes, as well as nearby Bowes Park and Southgate’s wider selection of restaurants and services. Transport links are strong, with Palmers Green Station (Great Northern) and Bounds Green Underground Station (Piccadilly Line) providing straightforward connections into Central London. The area is also surrounded by attractive parks and green spaces, including Broomfield Park and Arnos Park, offering opportunities for leisure, walking and outdoor activities. Well regarded local schools and a friendly community atmosphere further enhance the appeal, making this an excellent choice for buyers seeking comfort, connectivity and convenience.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



Ground Floor **First Floor** **Ground Floor**

Total floor area 132.1 m² (1,422 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

T: 020 8886 2216
E: southgate@bairstowevescountrywide.co.uk
5 Chase Side, London, N14 5BP

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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