

MiHomes



13

— LANCING GARDENS —



# Freehold property with flexible living space, self-contained accommodation & generous garden. Close to amenities & excellent transport links

Four bedroom property. Guide price: £775,000

Situated on the ever-popular Lancing Gardens in N9, this beautifully maintained and thoughtfully arranged family home offers generous living space across two floors, presented in excellent condition throughout.



The property is exceptionally well looked after, feeling clean, tidy and immediately liveable, making it ideal for families or buyers seeking flexible accommodation.

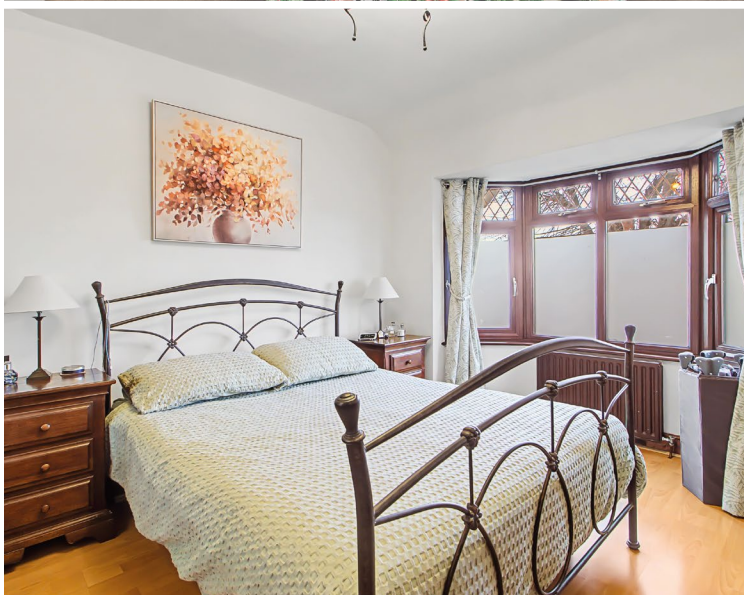
The ground floor is both spacious and versatile. To the front, there are well-proportioned reception rooms providing comfortable areas for relaxing, dining or entertaining. Moving through the house, the modern kitchen is fitted with sleek units and fully integrated appliances, offering ample storage and worktop space and forming the practical heart of the home. The layout flows naturally, with excellent connectivity between rooms while still allowing for distinct living zones.

A real highlight of the property is the converted garage, which has been cleverly transformed into a self-contained unit. This space includes its own living area, kitchenette, bathroom and a mezzanine bedroom. Importantly, it remains accessible both internally from the main house and externally from the front, offering outstanding flexibility. Whether used as a separate rental opportunity, guest accommodation, or a private space for visiting friends and family, this area adds significant value and versatility to the home.

Upstairs, the first floor comprises a selection of well-sized bedrooms, all presented in excellent condition, along with a family bathroom. The rooms are bright and well laid out, making the upper floor practical and comfortable for everyday living.







## Location

Lancing Gardens is a quiet, residential street well regarded for its family-friendly atmosphere while still being close to a wide range of local amenities.

Nearby Edmonton Green offers an array of shops, supermarkets, cafes and restaurants, along with leisure facilities and essential services.

Excellent transport links are within easy reach, including Edmonton Green Station, providing direct rail services into London Liverpool Street, as well as numerous bus routes connecting you to surrounding areas and the wider capital.

For outdoor space, residents can enjoy several nearby green areas and parks, ideal for walks, recreation and family time, adding to the appeal of this convenient yet peaceful location.



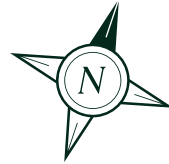
## Floorplan:

13 Lancing Gardens,  
London, N9 9ET

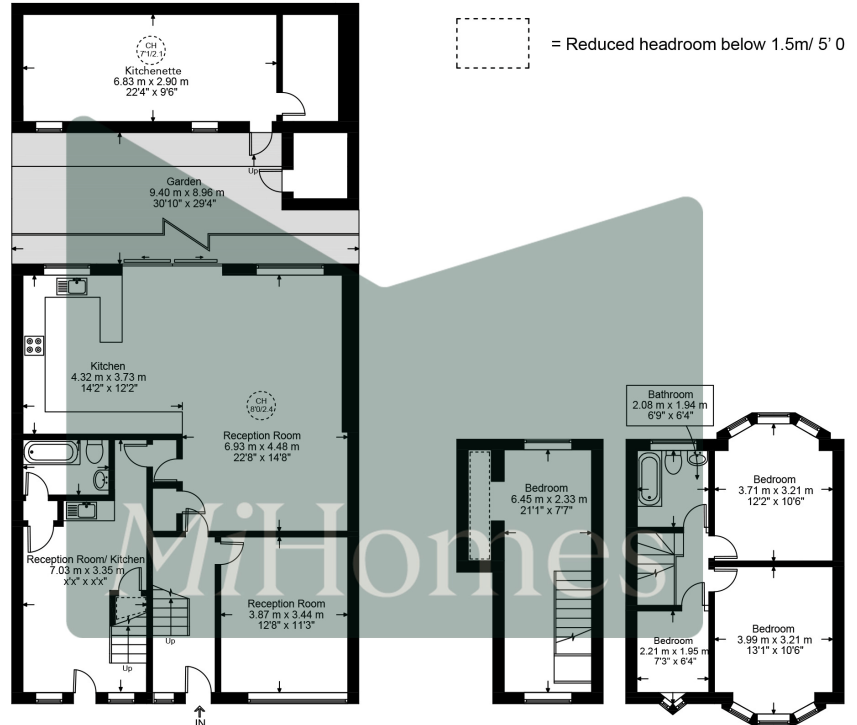
- Freehold
- EPC rating: C & E
- Council Tax Band: Band D
- Approx. Gross internal floor area:  
1972 sq.ft / 183.28 sq.m

## Property overview:

- 4 Bedroom
- 2 Bathroom
- Freehold
- Offered on a chain free basis
- Off street parking
- Open plan kitchen and living room
- A self contained converted garage
- A brick built garden studio
- Close to local amenities and greenery
- Easy access to A10



Reduced Height = 23.4 sq ft / 2.18 sq m



Ground Floor = 1377 sq ft / 128 sq m First Floor = 595 sq ft / 55.28 sq m

*This plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1169376)*

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