



BELGRAVE GARDENS, SOUTHGATE/OAKWOOD, N14

Nestled in the charming Belgrave Gardens of Oakwood, London, this delightful five-bedroom, two-bathroom Tudor-style semi-detached house presents an ideal family home. Its attractive double-fronted façade welcomes you into a spacious interior that is both comfortable and functional. Upon entering, you will find an inviting entrance hall, leading to two generously sized inter-connecting reception rooms, perfect for entertaining or relaxing with family. The ground floor also features a versatile study that can serve as a fifth bedroom, alongside a convenient downstairs cloakroom and shower room. The expansive inner hallway leads you to a large kitchen/diner, a wonderful space for family meals and gatherings. The property boasts a fairly level and private rear garden, predominantly laid to lawn, complemented by decking and a substantial wooden summerhouse, providing an excellent outdoor retreat for leisure and play. For those with vehicles, the paved off-street parking at the front accommodates three to four cars, ensuring convenience for the whole family.

Location is key, and this home is ideally situated just two minutes from the local shopping parade, with easy access to Oakwood Tube Station on the Piccadilly Line, as well as bus routes and the scenic Trent Park and Trent Park Golf Course.

This ready-made family home is in the catchment area for reputable schools, making it an excellent choice for families seeking a nurturing environment. Offered chain-free, this property is ready for you to move in and start creating lasting memories. Viewings are highly recommended to fully appreciate all that this wonderful home has to offer.



ACCOMMODATION

*** ENTRANCE HALL * INNER HALLWAY * 2 INTERCONNECTING RECEPTION ROOMS * FURTHER RECEPTION ROOM/STUDY/BEDROOM 5 * DOWNSTAIRS CLOAKROOM/SHOWER ROOM * SPACIOUS FITTED KITCHEN/DINER * 4 FURTHER BEDROOMS ON THE FIRST FLOOR & FAMILY BATHROOM * REAR GARDEN WITH LAWN & SUMMERHOUSE * PAVED OFF STREET PARKING TO FRONT FOR 3-4 CARS ***

*** SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, WOOD FLOORING, HIGH CEILINGS ***

PRICE: £950,000 FREEHOLD

ENTRANCE HALL: PIC. 1

Porcelain Flooring, Concealed Radiator, Access to All Rooms and Stairs to First Floor Landing. Understairs Cupboard.



ENTRANCE HALL: PIC. 2

Showing the Part Glazed Front Door and Leaded Light Side Windows.



FRONT RECEPTION ROOM: PIC. 1 15'4 x 13' (4.67m x 3.96m)
Double Glazed Leaded Light Square Bay Window to Front, Limestone Fireplace, Double Radiator, Wood Flooring.
Pair of Glazed Doors Connecting with Rear Reception Room.



INTER-CONNECTING RECEPTION ROOMS:



REAR RECEPTION ROOM: 16'5 x 13' max (5.00m x 3.96m max)
Double Glazed French Doors to Decking and Garden, Incorporating a Bay Window, Wood Flooring, Double Radiator.



INNER HALLWAY: 11' x 8'3 (3.35m x 2.51m)
A Bonus Inner Hallway with Access to Bedroom 5/Study, Downstairs Cloakroom/Shower Room, and Fitted Kitchen/Diner. This Could Even be a Play Area for Young Children.



FITTED KITCHEN/DINER: 14' x 13'4 (4.27m x 4.06m)

Wooden Floor and Wall Units, Large Stainless Steel Inset With Mixer Taps, Single Drainer, Gas Hob with Extractor Over, Eye Level Oven, Ample Dining Area, Radiator, Double Glazed Window Overlooking Rear Garden, Glazed Door to Garden. Very Large Skylight Adding Extra Light. Spotlights.



BEDROOM 5/STUDY: 14'1 x 6'9 (4.29m x 2.06m)

A Very Useful Additional Room on the Ground Floor Which Effectively Can be Used as Bedroom 5, or a 3rd Reception Room/Study/Home Office/Playroom etc.



DOWNSTAIRS CLOAKROOM/SHOWER ROOM: 7' x 5' (2.13m x 1.52m)

Fully Tiled Walls, Corner Walk in Shower with Glass Folding Doors, Low Flush WC., Wash Hand Basin, Chrome Heated Towel Rail, Spotlights, Porcelain Flooring.



BEDROOM 1: 14'10 x 12' (4.52m x 3.66m)

Double Glazed Leaded Light Square Window to Front, Radiator.



BEDROOM 2: 16' x 11'2 (4.88m x 3.40m)
Double Glazed Bay Window to Rear, Radiator.



BEDROOM 3: 16'5 x 7' (5.00m x 2.13m)
Double Glazed Leaded Light Window to Front, Further Double Glazed Window to Rear, Radiator.



BEDROOM 4: 10' x 7'2 (3.05m x 2.18m)
Double Glazed Leaded Light Window to Front, Radiator.



FAMILY BATHROOM:
Panelled Bath with Mixer Taps and Shower Attachment, Pedestal Wash Hand Basin, Low Flush WC, 2 x Double Glazed Windows, Vinyl Flooring, Chrome Heated Towel Rail.



REAR GARDEN:
Fairly Level, Mainly Laid to Lawn, Decking, Rear Access.



REAR ELEVATION OF PROPERTY:



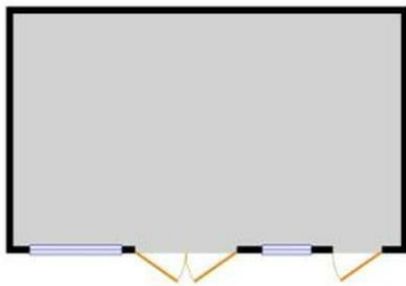
FURTHER FRONTAGE/PAVED OFF STREET PARKING:



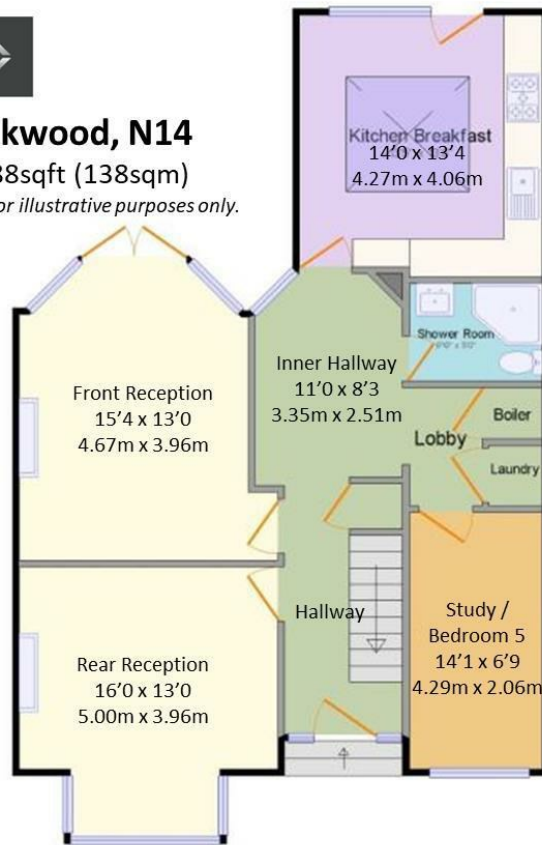
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Approximate floor area: 1488sqft (138sqm)

All measurements are approximate and are for illustrative purposes only.



Summer House



Ground Floor



1st Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	