



OAK WAY, SOUTHGATE, N14

This impressive five-bedroom house offers a perfect blend of space, comfort, and modern living. You are greeted by a welcoming entrance hall that leads to three generous reception rooms, providing ample space for both relaxation and entertaining. The through lounge leads to a double glazed conservatory which floods the home with natural light and offers a tranquil space to enjoy the views of the level rear garden. The outdoor area leads to a very useful outbuilding, which can serve a variety of purposes, from a workshop to additional storage.

The accommodation is thoughtfully designed, with five well-proportioned bedrooms. Bedroom five boasts an ensuite shower room, making it an excellent choice for guests or as a private home office. There is a bathroom on each floor, including an ensuite to the master bedroom.

The deep paved frontage provides off-street parking for several cars. Families will appreciate the catchment for good schools, making this home an ideal choice for those with children. Additionally, the property is accessible to local amenities of Southgate for Piccadilly Line Tube Station and Hampden Square for local shopping and restaurants.

In summary, this house on Oak Way is a remarkable opportunity for those seeking a spacious family home in a vibrant London location. With its versatile living spaces, excellent outdoor facilities, and proximity to schools and amenities.



ACCOMMODATION

* SPACIOUS ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * THROUGH LOUNGE * LUXURY FITTED KITCHEN/DINER * UTILITY ROOM * DOUBLE GLAZED CONSERVATORY ACROSS THE WHOLE OF THE REAR * BEDROOM 5 WITH EN SUITE SHOWER ROOM/HOME OFFICE *
4 FURTHER BEDROOMS & 2 BATHROOMS * LEVEL REAR GARDEN * DOUBLE GLAZED OUTBUILDING *
DEEP PAVED FRONT GARDEN OFFERING OFF STREET PARKING FOR SEVERAL CARS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £925,000 FREEHOLD

ENTRANCE HALL:

A Bright and Spacious Entrance Hall that has been Extended Forwards with Ample Light Coming in from the Double Glazed Windows and Part Glazed Door. Access to both Reception Rooms, Bedroom 5 and En Suite Shower Room/Home Office, Luxury Fitted Kitchen/Diner, Utility Room and Downstairs Cloakroom. Double Radiator.



THROUGH LOUNGE:

With a Wide Archway Between the 2 Reception Rooms, but Maintaining their Independence. Laminate Flooring, Radiators, Spotlights.



FRONT RECEPTION ROOM: 14'2 x 12'7 (4.32m x 3.84m)
Double Glazed Semi Bay Window to Front, Fitted Storage/Display Unit, Door to Hallway.



REAR RECEPTION ROOM: 12'5 x 11'6 (3.78m x 3.51m)
Double Glazed French Doors to Rear Leading to the Full Width Double Glazed Conservatory, Door to Hallway.



DOUBLE GLAZED CONSERVATORY: 26'1 x 9'7 (7.95m x 2.92m)

Full Width Double Glazed Conservatory, Paved Flooring, Double Glazed French Doors to Garden, plus Double Glazed Door to Kitchen/Diner.



WELL FITTED KITCHEN/DINER: 13'11 x 8'11 (4.24m x 2.72m)

Well Fitted and Designed with Ample Floor and Wall Units, Granite Worktops and Breakfast Bar. Single Drainer Inset Sink with Mixer Taps. Bosch 5-Ring Gas Hob, Eye Level Double Oven, Integrated Fridge/Freezer, Integrated Dishwasher, Vinyl Flooring. Double Glazed Window and Double Glazed Door to Conservatory, Door to Hallway.



UTILITY ROOM: 10'10 x 8'4 (3.30m x 2.54m)
A Very Useful Room.

BEDROOM 5: GROUND FLOOR 10'2 x 8'4 (3.10m x 2.54m)
Double Glazed Window to Front, Laminate Flooring, Radiator.



EN SUITE TO BEDROOM 5: GROUND FLOOR:
Walk in Shower, Vanity Unit with Sink, Mixer Taps and Cupboard Beneath, Low Flush WC. Chrome Heated Towel Rail.



BEDROOM 1: LOFT 16'6" x 13' (5.03m x 3.96m)

An Impressive Master Bedroom with Double Glazed French Doors Opening Inwards with Juliet Balcony. Fitted Wardrobes. Double Glazed Velux Windows. Eaves Storage. Spotlights. Door to:



EN SUITE SHOWER ROOM: LOFT 8'11" x 5'6" (2.72 x 1.69)

Fully Tiled Walls, Double Glazed Window. Walk in Shower, Curved Wash Hand Basin with Mixer Taps and Cupboards Beneath. Spotlights.



BEDROOM 2: 14'1 x 10'7 (4.29m x 3.23m)
Double Glazed Semi-Bay Window to Front, Fitted Wardrobes, Radiator.



BEDROOM 3: 12'6 x 11'3 (3.81m x 3.43m)
Double Glazed Window to Rear, Fitted Wardrobes. Further Dividers to Incorporate 2 Single Beds, Radiator.



BEDROOM 4: 9'3 x 7'8 (2.82m x 2.34m)
Picture to Follow.

FAMILY BATHROOM: 9'1 x 8'4 (2.77m x 2.54m)

Panelled Bath with Mixer Taps and Shower Attachment, Separate Walk in Shower, Large Wash Hand Basin with Mixer Taps and Cupboards and Drawers Beneath, Low Flush WC. Fully Tiled Walls, Chrome Heated Towel Rail.



REAR GARDEN & DOUBLE GLAZED OUTBUILDING: 15'4 x 29'4 (4.67m x 8.94m)

Level Ground. Mainly Laid to Lawn. Paved Patio and Pathways.

OUTBUILDING: 17'7 x 7'6 + Store Room: 7'6 x 7'2



REAR ELEVATION OF PROPERTY:

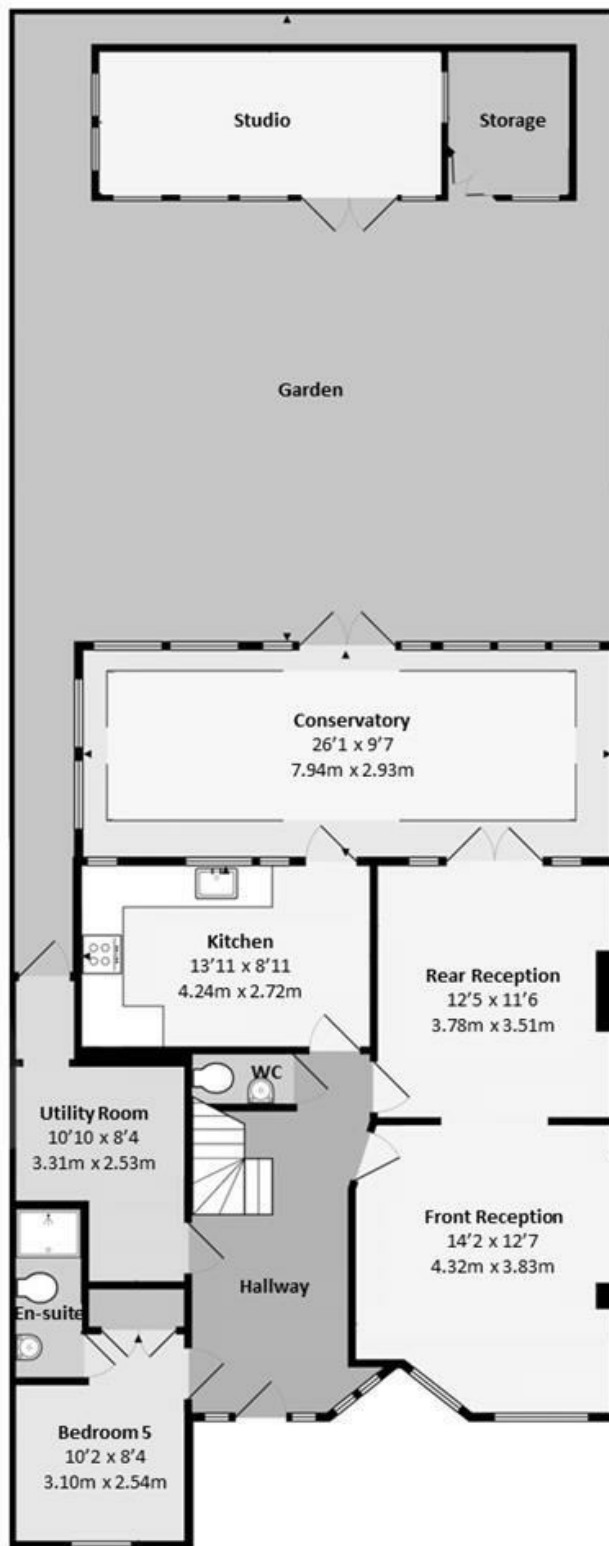
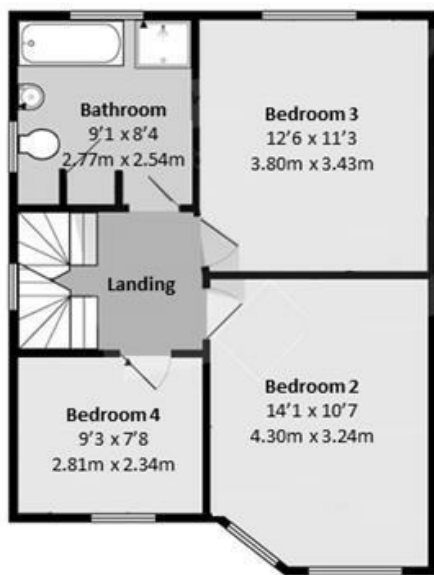
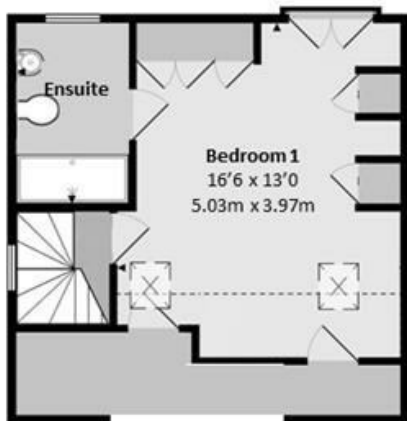
Showing the 3 Floors and the Double Glazed Full Width Conservatory, Plus the Area Laid to Lawn.



Oak Way, Southgate N14

Approximate internal area:

All measurements are approximate are for illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	 81 66
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO2 emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions	
England & Wales EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.