

LAKENHEATH

OAKWOOD - N14

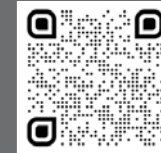
THOMAS
JAMES



THOMAS

- DETACHED DORMA BUNGALOW
- 4 BEDROOMS
- 3 BATHROOMS

- 2 RECEPTION ROOMS
- GARAGE
- CLOSE TO TRANSPORT



FOR SALE
£850,000
FREEHOLD

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4 BEDROOM DETACHED DORMA BUNGALOW

£850,000 FREEHOLD

IN BRIEF

Occupying a large corner plot, this spacious four bedroom dormer bungalow near Oakwood station has a wide paved drive and a secluded courtyard garden. The property has already been extended into the loft and has a conservatory, but it has the potential for further extension and updating.

PROPERTY DESCRIPTION

With 1,830 square feet of interior living space, a 140 sq ft garage, and a wraparound garden, this large dormer bungalow offers plenty of room both inside and out. The 1,300 sq ft ground floor offers lateral living at its best, with great flow and easy access to all rooms, whilst the first (loft) floor above provides a main bedroom suite that's the perfect retreat.

The property has a discreet side entrance and a long hallway that leads to the large main living room. This measures a huge 21'10" by 16'2" and has full height glazed sliding doors into the conservatory and an open circular wooden staircase to the first floor. There's also a wide window to the front garden. This spacious room easily accommodates at least a couple of sofas, making it the ideal place to relax or entertain. The conservatory, which has a ceiling fan and double doors to the garden, is a lovely garden room.

At the other end of the hallway are the kitchen and dining room. Connected by glazed double doors, these two rooms extend to almost 24ft. The well-equipped kitchen has fitted wood cabinets and freestanding appliances, whilst the dining room is carpeted and has double doors that open onto the garden.

COUNCIL TAX BAND: F
ENFIELD COUNCIL

EPC RATING: D

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED.....

The three ground floor bedrooms all overlook the paved front garden, which is bounded by a high fence that provides privacy. All three bedrooms are doubles. The largest (originally the main bedroom) has windows on two sides and extensive fitted wardrobes and cupboards. The second double bedroom has an attractive bay window, and the third is also a double with fitted cupboards. There are also two bathrooms on the ground floor. The larger of these has a bath and the smaller has a corner shower.

The first floor loft conversion is extensive, occupying the entire floor and comprising a 25ft by 13'2" bedroom, a large landing, a shower room, and wraparound eaves storage. The large bedroom is a stunning space with four Velux rooflights and a bespoke storage wall, the landing

PROPERTY DESCRIPTION CONTINUED

Outside, the land around the property is mainly paved, with a border of mature shrubs, fencing, and a high hedge. The secluded courtyard garden, accessed from the conservatory, has an ideal aspect, facing south and west. The property has been owned by the current vendors for many years and now offers potential to the next owner to add value by updating the décor, fixtures and fittings.

LOCAL LIFE

The many shops and amenities in central Southgate are less than a mile away - just six minutes by bus, an eight minute cycle, or 15 minute walk.

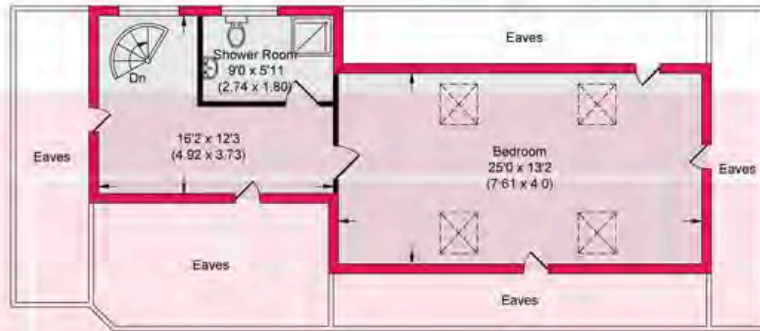
The property is a mere five minute walk from popular Oakwood Park with its tennis courts and café, and ten minutes from award-winning Trent Park. This has 413 acres of ancient woodland, meadows and grassland and a network of walking, jogging and cycle trails. It also offers a wide range of outdoor activities including horse riding, tennis and golf.

Oakwood tube station on the Piccadilly Line is just a nine minute walk away. This has direct journeys to King's Cross (26 minutes) and Covent Garden (36 minutes). Road links are good with the A10, the North Circular Road and the M25 within a 10-15 minute drive.

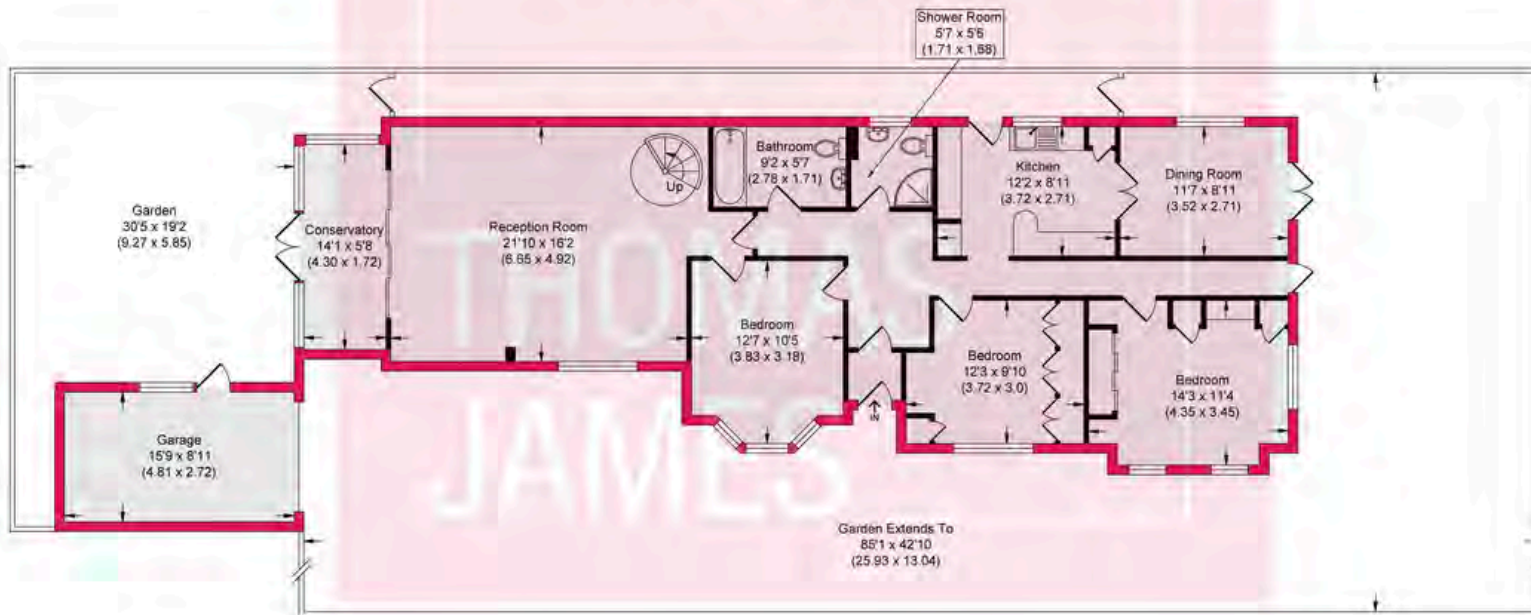
TRANSPORT



First Floor
49.0 sq.m. (527.43 sq.ft.) approx.



Ground Floor
120.89 sq.m. (1301.25 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 169.89 sq.m. (1828.68 sq.ft.) approx.(EXCLUDING GARAGE & EAVES)

GARAGE AREA : 13.08 sq.m. (140.79 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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ESTATE AGENTS



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