



 **5**
Bedrooms

 **3**
Bathrooms





Addison Townsend are delighted to offer for sale, this luxury and fully extended five bedroom semi-detached house. Located in this highly desirable quiet residential road with Southgate Underground station (Piccadilly) a short walk from the property offering direct rail links into central London. A short walk from the property are both Oakwood & Grovelands Parks offering plenty of green space, social and leisure activities. Also within walking distance of the house are a number of shops and amenities in central Southgate including M&S Food Store, Southgate Leisure Centre and Asda superstore. The house falls within the catchment area of a number of local schools including West Grove Primary School & Ashmole Academy. This fantastic family home offers over 2200sqft of living space set across three floors and is comprised of five bedrooms all with built in Hammonds wardrobes including two with en-suite family rooms, family bathroom, lounge, dining room, kitchen/breakfast room and downstairs WC. The property also benefits from off-street parking for three vehicles, a garage and a large rear garden (approx 130ft) with hardstanding to the rear ready for the construction of a garden outbuilding. Further benefits include underfloor heating to the ground floor, air conditioning, boiler with mega flow unit, double glazing and neutral high quality decor throughout.



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

Address: 65 Oakwood Avenue, N14



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

