



# Aldridge Walk, London

Guide Price £625,000

**Havilands**

the advantage of experience



- **\*\*Guide Price: £625,000 - £650,000\*\***
- Three Bedroom Semi-Detached House
- Chain Free
- Off-Street Parking
- Integral Garage
- Catchment of Wolfson Hillel & Osidge Primary Schools
- Walking distance of Southgate Underground station (Piccadilly)
- Ease of access to A10 & A406
- Close to Grovelands and Oakwood Park
- In close proximity to Southgate Leisure Centre



For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



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Havilands are pleased to offer For Sale, this Three Bedroom SEMI-DETACHED HOUSE on Aldridge Walk, N14, situated in a quiet cul-de-sac adjoining Winchmore Hill Road. This property is comprised of three bedrooms, family bathroom, separate W/C, large lounge / dining room, kitchen, downstairs cloakroom and private garden. The property has been in the same family for 40 years, is newly refurbished (Flooring / carpets left to buyer's choice) and is offered on a Chain free basis. It also benefits from an integral garage and off-street parking. The house is located 0.3mile from Southgate Underground station (Piccadilly). The house falls within the catchment area of a number of the areas most sought after schools including Wolfson Hillel, Osidge & West Grove Primary Schools, as well as Ashmole Academy. Within walking distance are a vast array of shops and amenities including Southgate Leisure Centre and Marks & Spencer Food Store. Additionally there is plenty of green space nearby including Grovelands Park and Oakwood Park. To arrange a viewing, please do not hesitate to get in touch.

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 54(E); Potential 86(B)

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Approximate Gross Internal Area 1144 sq ft – 106 sq m  
 Ground Floor Area 590 sq ft – 55 sq m  
 First Floor Area 554 sq ft – 51 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.



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 come by and meet the team  
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