



# Arnos Road, London

Offers In Excess Of £775,000

**Havilands**

the advantage of experience





- Four Bedroom House
- Freehold
- Downstairs WC
- 88' Rear Garden
- Potential to Extend (STPP)
- Walking Distance to Arnos Grove Underground Station (Piccadilly)
- Arnos Park Nearby
- Catchment of Bowes, Garfield & St. Paul's CofE Primary Schools
- Ease of Access to A406
- Local Shops & Amenities inc. Sainsburys Local Nearby

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





Havilands are pleased to offer For Sale, this FOUR BEDROOM HOUSE on Arnos Road, N11. Offering nearly 1900sqft of living space across three floors, this ideal family home is comprised of four bedrooms, family bathroom, lounge, kitchen, dining room and downstairs WC. The property also benefits from a rear garden extending to almost 90' in length. The property also offers potential to extend further to the rear and potential for off-street parking (STPP).

The house is perfectly located with Arnos Park at one end of the road, and a short walk in the other direction is Arnos Grove Underground station (Piccadilly) providing direct links into central London. The house falls within the catchment area of Bowes Primary, Garfield Primary and St. Paul's CoFe Primary schools as well as Friern Barnet Secondary school. Additionally, the property is conveniently located with direct access to the A406 moments away offering road links across North London. There are also a number of local shops and amenities close by including Sainsburys Local with Friern Bridge Retail Park a short drive from the property (approx 5 mins). Viewings are by appointment only - to arrange yours, please do not hesitate to get in touch.

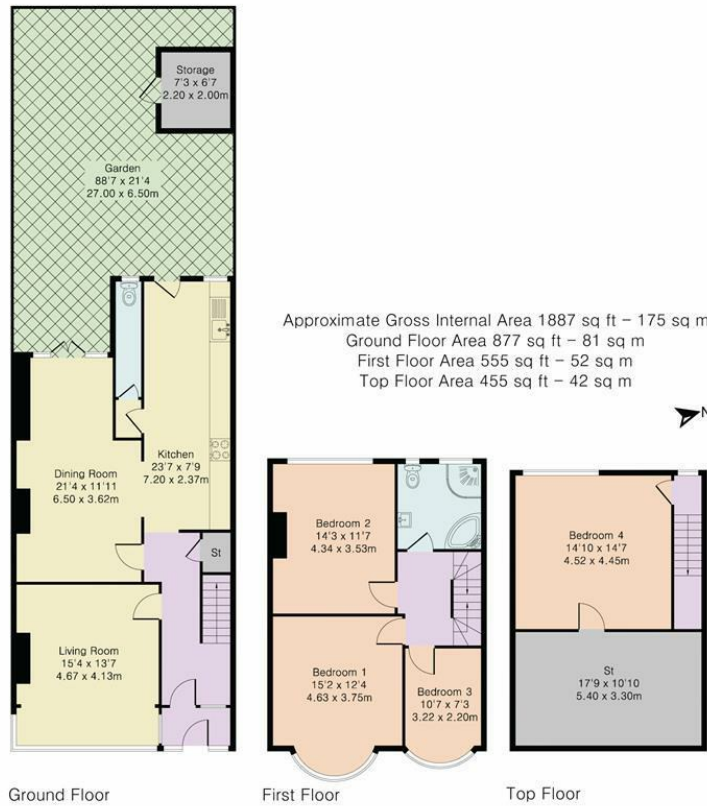
Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2386.32 23/24)

EPC Rating: Current 56(D); Potential 77(C)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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