



Oaktree Avenue, Palmers Green

Offers In Excess Of £700,000

Havilands

the advantage of experience



- Three Bedroom End of Terrace House
- Chain Free
- Freehold
- Period Features
- Off-Street Parking
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 25 mins)
- Potential to Extend (STPP)
- Local Shops including Sainsburys Nearby
- Catchment of Highfield Primary & Winchmore Secondary Schools
- Good Public Transport Links Nearby

For more images of this property please visit havilands.co.uk



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM END OF TERRACE HOUSE on Oaktree Avenue, N13. Located on the borders of Palmers Green and Winchmore Hill, this spacious Edwardian property offers over 1800sqft of living space and is comprised of three bedrooms, family bathroom, three reception rooms, kitchen and a multipurpose room used as utility/playroom/study and shower room. The property also benefits from off-street parking, an approx 55ft rear garden and external W/C. The property also has potential to extend to the rear and into the loft (STPP).

This attractive period property, boasting period features throughout including high ceilings, feature fireplaces and large bay windows is within walking distance of Winchmore Hill Mainline Station, providing direct rail links into central London (Moorgate approx 25 mins) and is also close to a number of local shops and amenities along Green Lanes with Sainsburys supermarket also within walking distance. The house is also a short walk from local public transport stops servicing routes across the Borough. Additionally, there is ease of access to both the A10 & A406 providing road links into central London and across the Capital. An ideal family home, the property falls within the catchment area of both Highfield Primary School and Winchmore Secondary Schools and is also within close proximity to Palmers Green High School. Viewing is highly recommended - to arrange a viewing, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 53(E); Potential 86(B)

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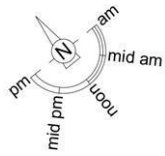
Oaktree Avenue , N13

Approximate Gross Internal Area = 1803 sq ft / 167.5 sq m

Restricted Height = 342 sq ft / 31.8 sq m

Storage = 18 sq ft / 1.7 sq m

External WC = 13 sq ft / 1.2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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