



Oakwood Avenue, London

Offers In Excess Of £1,100,000

Havilands

the advantage of experience



- Five Bedroom Semi-Detached House
- Freehold
- Garage
- Off-Street Parking
- Two En-Suites
- Downstairs WC
- Catchment of West Grove Primary School & Ashmole Academy
- Walking Distance to Southgate Underground Station (Piccadilly)
- Close to Local Shops & Amenities inc. M&S Food Store, ASDA & Southgate Leisure Centre
- Oakwood Park & Grovelands Park Nearby



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



Havilands are pleased to offer For Sale, this FIVE BEDROOM SEMI-DETACHED HOUSE on Oakwood Avenue, N14. Located on the borders of Southgate and Winchmore Hill, this fantastic family home offers over 2200sqft of living space set across three floors and is comprised of five bedrooms including two with en-suite, family bathroom, lounge, dining room, kitchen and downstairs WC. The property also benefits from off-street parking for three vehicles, a garage and a good size rear garden (approx 130ft).

The house is ideally placed for commuters 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. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2386.32 23/24)

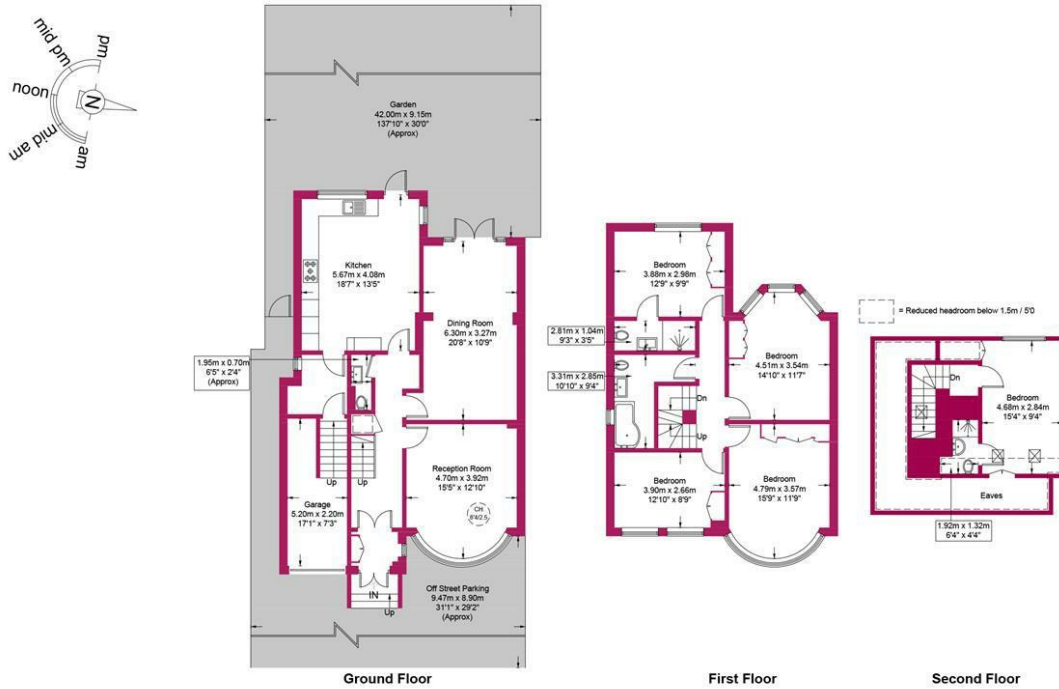
EPC Rating: Current 69(C); Potential 80(C)

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

Oakwood Avenue, N14

Approximate Gross Internal Area = 2207 sq ft / 205.0 sq m

Restricted Height & Eaves = 194 sq ft / 18.0 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & 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.



havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY

