



Wynchgate, N14

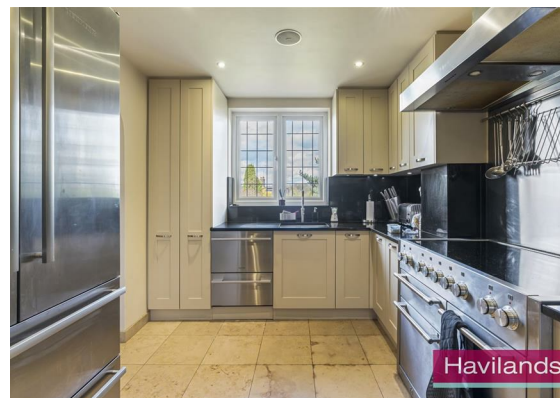
Guide Price £1,450,000

Havilands

the advantage of experience



- Four Bedroom Detached House
- Freehold
- Off-Street Parking
- Potential to Extend (STPP)
- Walking Distance to Southgate Underground Station (Piccadilly)
- Catchment of Ashmole Academy
- Close to Local Shops & Amenities inc. Southgate Leisure Centre
- Grovelands Park approx 1 minute walk
- Ease of Access to A406
- Downstairs Shower Room & WC



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



****Guide Price £1,450,000 - £1,500,000****

Havilands are delighted to offer For Sale this FOUR BEDROOM DETACHED HOUSE on Wynchgate, N14. Located on the border of Winchmore Hill & Southgate, this ideal family home offers almost 2150sqft of living space across two floors and is comprised of three bedrooms, a home office that can be converted back into a bedroom, family bathroom and separate toilet, two reception rooms, dining room, kitchen and downstairs WC. Additionally the property benefits from a downstairs shower room in addition to an oblique office with WiFi cabling as well as off-street parking for four vehicles and a spacious rear garden.

The property is within walking distance of Southgate Underground Station (Piccadilly) offering direct rail links into central London. Additionally there is ease of access to the A406 via both Canon Hill & Bourne Hill providing road links across the wider Borough. The house falls within the catchment area of some of the areas more sought after schools including St. Andrews Southgate & Ashmole Academy. Nearby are a number of local shops and amenities including M&S Foodstore, Asda & Southgate Leisure Centre all of which are within walking distance. Also in close proximity (1 minute walk) is Grovelands Park offering a range of both social and leisure activities. Viewing is highly recommended - to arrange yours, 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 G (£3254.07 23/24)

EPC Rating: Current 53(E); Potential 73(C)

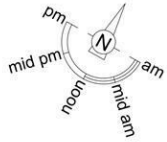
For more images of this property please visit havilands.co.uk

Wynchgate, N14

Approximate Gross Internal Area = 2142 sq ft / 199.0 sq m

Gym = 115 sq ft / 10.7 sq m

Storage = 32 sq ft / 3.0 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(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.



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

