



Fountains Crescent, London

£839,000

Havilands

the advantage of experience



- Three Bedroom Semi-Detached House
- Freehold
- Chain Free
- Off-Street Parking
- Downstairs Shower Room
- Utility Room
- Potential to Extend (STPP)
- Walking Distance to Southgate Underground Station (Piccadilly)
- Catchment of Eversley Primary & Ashmole Academy
- Grovelands Park 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 SEMI-DETACHED HOUSE on Fountains Crescent, N14. Located on the borders of Southgate and Winchmore Hill, this well presented home is comprised of three bedrooms, family bathroom, through-lounge, kitchen, utility room and downstairs shower room. The property offers over 1200sqft of living space and additional benefits include off-street parking, a well manicured rear garden and also offers potential to extend (STPP).

Within walking distance of the house is Southgate Underground station (Piccadilly) providing direct rail links into central London. Also within walking distance is central Southgate offering a wide array of shops and amenities including M&S Food Store, Asda & Southgate Leisure Centre. A short walk from the property are both Oakwood and Grovelands Parks, both offering plenty of green space as well as a range of both social and leisure activities. The house falls within the catchment area of a number of sought after schools including Eversley Primary and Ashmole Academy so ideally located for families. 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 (£2386.32 23/24)

EPC Rating: Awaited

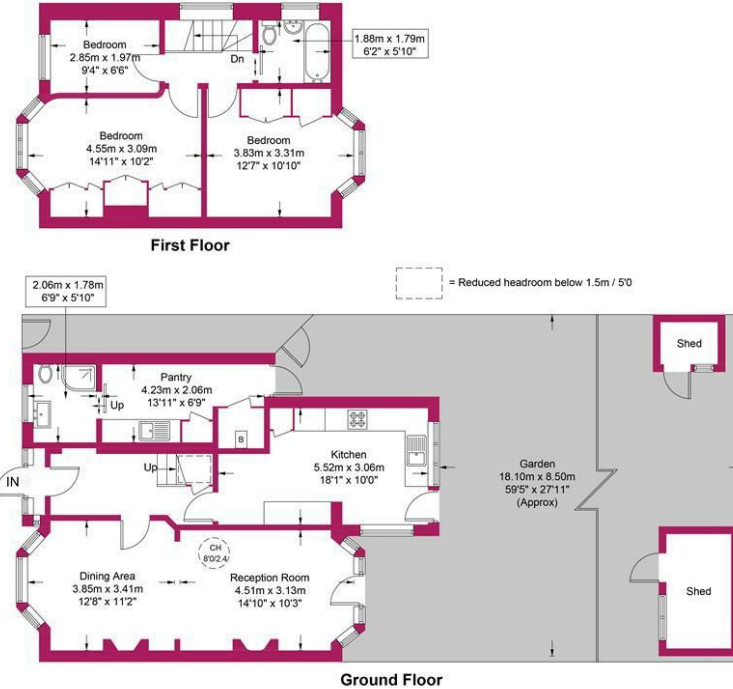
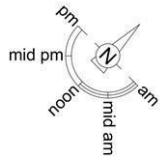
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Fountains Crescent, N14

Approximate Gross Internal Area = 1210 sq ft / 112.4 sq m

Restricted Height = 9 sq ft / 0.8 sq m

Sheds = 72 sq ft / 6.7 sq m



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



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 come by and meet the team
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