



# Chaucer Close, London

£750,000

**Havilands**

the advantage of experience





- Four Bedroom House
- Off-Street Parking
- En-Suite to Master Bedroom
- Open-Plan Living
- Walking Distance to Arnos Grove Underground & New Southgate Mainline Stations
- Ease of Access to A406
- Arnos Park & Broomfield Park Nearby
- Local Shops inc. Sainsburys Local Within Walking Distance
- Catchment for Bowes & Garfield Primary Schools
- Friern Bridge Retail Park Nearby (5 min drive approx)



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 Chaucer Close, N11. An ideal family home, the property offers in excess of 1200sqft of living space across three floors and is comprised of four bedrooms with en-suite to the master bedroom, family bathroom and open-plan lounge/diner and kitchen. The house also benefits from an approx 50ft rear garden and off-street parking. Ideally positioned for commuters, the house is situated walking distance to Arnos Grove Underground Station (Piccadilly) offering direct rail links into central London, New Southgate Mainline Station (Moorgate approx 20 mins), as well as ease of access to the A406 providing road links across North London. Also in close proximity to the house are a number of local shops and amenities including Sainsburys Local. Additionally within a 5 minute drive of the property is Friern Bridge Retail Park and Tesco superstore. The house falls within the catchment area of a number of local schools including Bowes Primary, Garfield Primary and Friern Barnet Schools. The property is also within easy reach of green space with both Arnos Park & Broomfield Park within walking distance. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

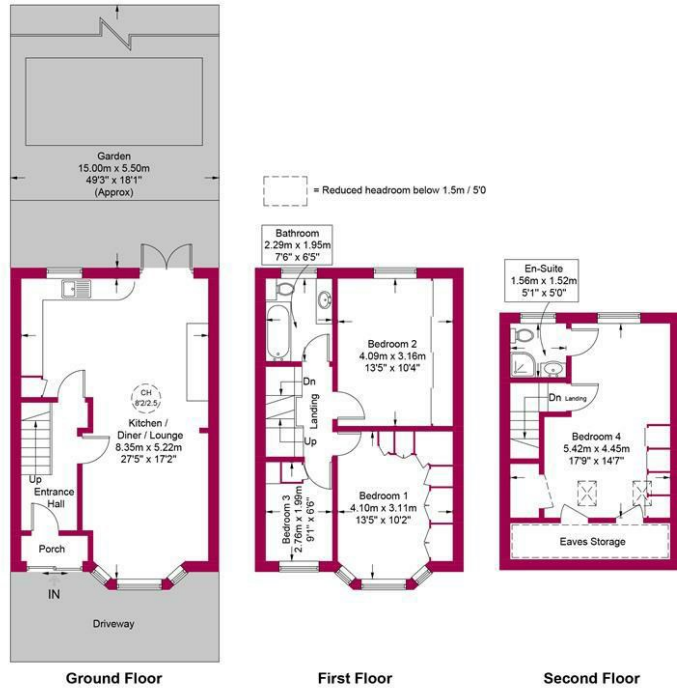
EPC Rating: Current 70(C); Potential 85(B)

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# Chaucer Close, N11

Approximate Gross Internal Area = 1218 sq ft / 113.2 sq m

Restricted Height = 47 sq ft / 4.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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