



Fountains Crescent, Southgate

£850,000

Havilands

the advantage of experience



- Four Bedroom Semi-Detached House
- Off-Street Parking
- En-Suite to Master Bedroom
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Eversley & St. Andrew's CofE Primary Schools
- Within Catchment of Highlands School
- Local Shops & Amenities Nearby inc. M&S Food Store & Southgate Leisure Centre
- Oakwood Park & Grovelands Park Close By



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



Havilands are pleased to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE on Fountains Crescent, N14. Located in Southgate, the property offers 1376sqft of living space set across three floors and is comprised of: three double bedrooms with en-suite to the master bedroom, a single bedroom currently used as a study/office, family bathroom, lounge, dining room and modern kitchen with integrated appliances. The property also benefits from a good size rear garden with patio terrace & lawn and off-street parking to the front of the property.

The house is ideally located for commuters with Southgate Underground station (Piccadilly) within walking distance offering direct links into central London. The house is also within easy reach of a large array of shops and amenities including Southgate Leisure Centre, M&S Food Store in addition to a number of cafe's and restaurants. An ideal family home, the house falls within the catchment area of a number of sought after schools including Eversley Primary School, St. Andrew's CofE Primary School & Highlands Secondary School. Also within easy reach of the property are both the A10 & A406 providing excellent links across the wider Borough and Greater London. Additionally there is plenty of green space nearby with Oakwood Park & Grovelands Park both within walking distance of the house offering a wide range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, 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 72(C); Potential 85(B)

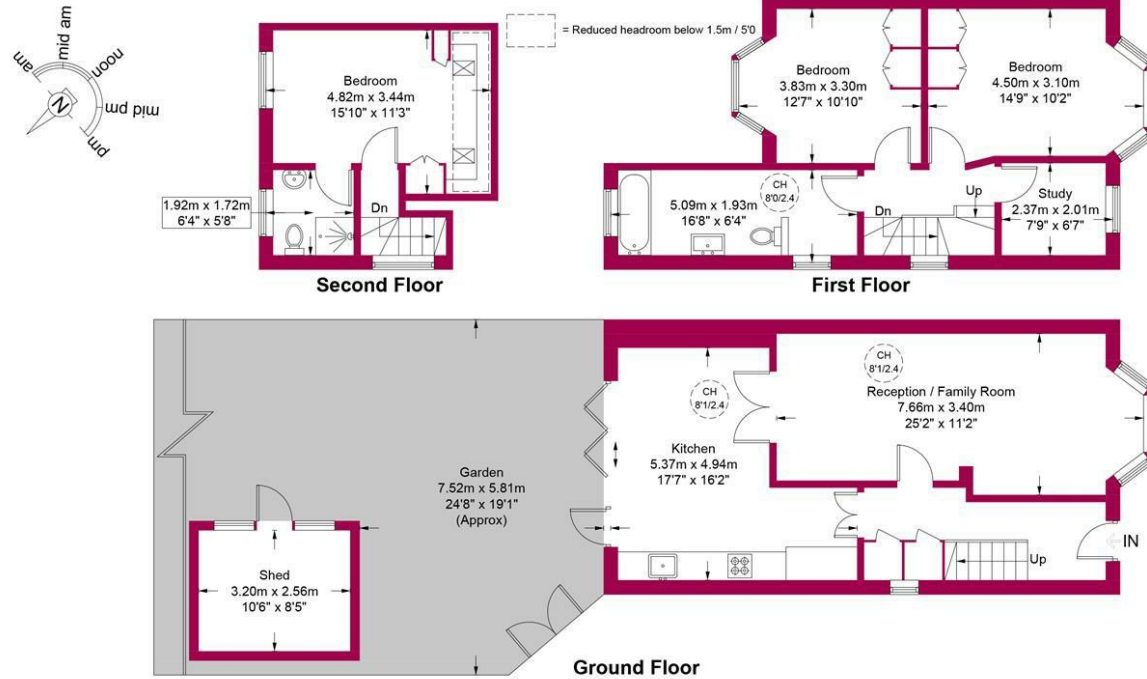
For more images of this property please visit havilands.co.uk

Fountains Crescent, N14

Approximate Gross Internal Area = 1376 sq ft / 127.8 sq m

Restricted Height = 88 sq ft / 8.2 sq m

Shed = 31 sq ft / 2.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(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

