



# Westbury Road, New Southgate

£975,000

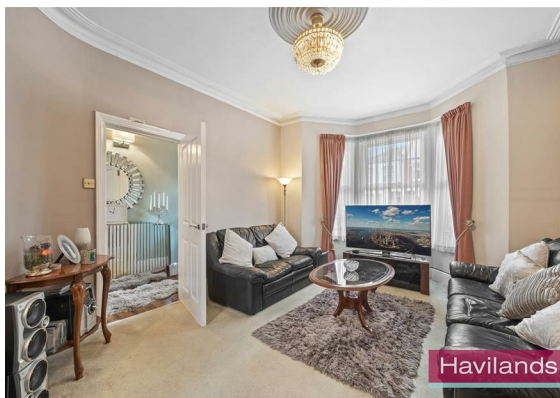
**Havilands**

the advantage of experience





- Well Presented Four Bedroom Semi Detached Property
- Two Bathrooms
- Walking Distance to Bounds Green Underground & Bowes Park Mainline Station
- Within Catchment of Bounds Green Infant & Junior Schools
- Within Catchment of Alexandra Park School
- Ease of Access to A406
- Local Shops & Amenities Nearby
- Alexandra Palace Close By
- Period Features Including Original Wooden Flooring



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to offer For Sale this well presented FOUR BEDROOM SEMI DETACHED HOUSE on Westbury Road, N11. Located in the popular Bowes Park area of North London, this ideal family home offers over 1550sqft of living space set across three floors. The house is comprised of: four bedrooms, two bathrooms, through-lounge, kitchen/diner and downstairs cloakroom. Tastefully decorated throughout with period features including original wooden flooring.

Ideally located for commuters, the property is positioned within easy reach of the A406 providing excellent road links across the wider Borough. Additionally, the property offers excellent rail links into central London as it is located a short walk from Bowes Park Mainline Station (Moorgate approx 20 mins) & Bounds Green Underground station (Piccadilly). The house is located within the catchment area of both Bounds Green Infant & Junior Schools, St. Martin of Porres RC Primary School and Alexandra Park Secondary School all of which are either OFSTED 'Good' or 'Outstanding' ratings. The property is also within easy reach of local shops and amenities on Brownlow Road as well as only being a short drive (approx 5-10 minutes) from Friern Bridge Retail Park and Tesco superstore.

There is plenty of green space nearby with the world renowned Alexandra Palace within easy reach. 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 56(D); Potential 85(B)

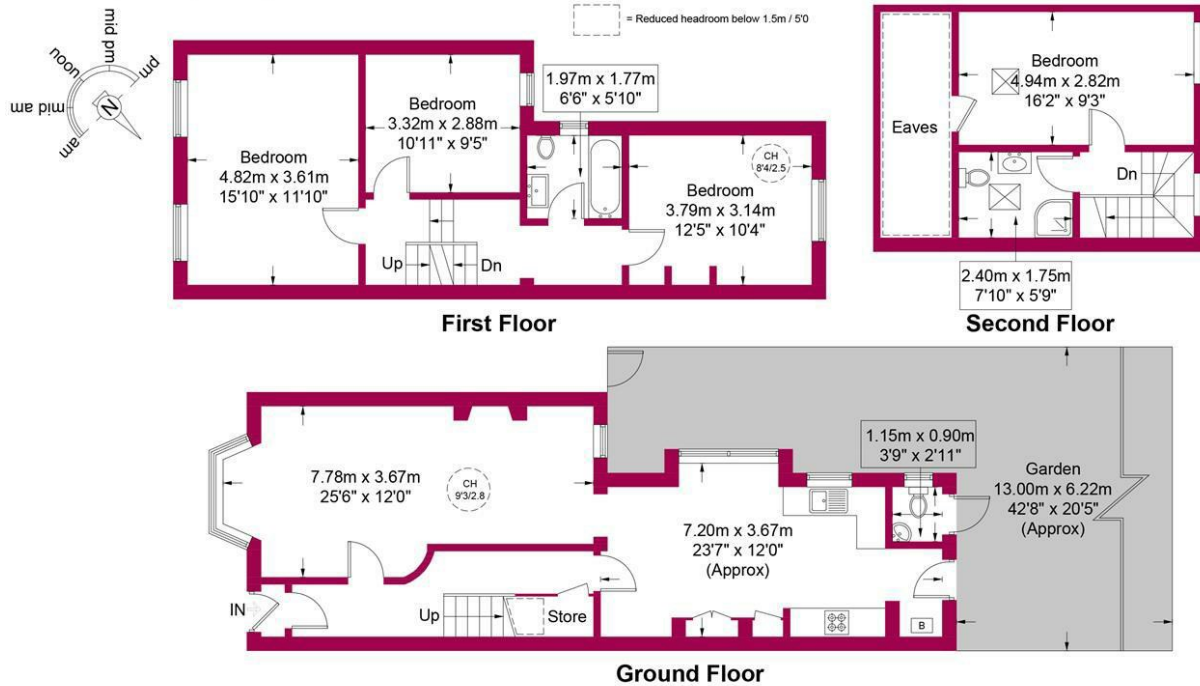
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# Westbury Road, N11

Approximate Gross Internal Area = 1556 sq ft / 144.6 sq m

Restricted Height = 83 sq ft / 7.7 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>			
(55-68) <b>D</b>		<b>56</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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