



Lakenheath, N14

Offers In Excess Of £1,000,000

Havilands

the advantage of experience



- Beautifully Presented 4 Bedroom Semi Detached Property
- Off Street Parking
- Oakwood Station (Piccadilly line) 0.5 miles Away
- Eversley Primary (Outstanding) is 0.7 Miles Away
- Ashmole Academy is 1 Mile Away
- Open Plan High Spec Kitchen/Diner
- Master Bedroom with En Suite Shower Room and Juliet Balcony
- Garage / Utility Room
- Downstairs Cloakroom
- Mature Garden



Havilands are delighted to present this 4 BEDROOM SEMI DETACHED PROPERTY with off street parking on Lakenheath N14. Beautifully presented throughout the property is comprised of 1,970 sq ft of living space. On the ground floor there is a living room, open plan high spec kitchen/diner with island and integrated appliances, downstairs cloakroom and garage/utility room. First floor has 3 bedrooms, with built in wardrobes in the 3rd bedroom and family bathroom. Up on the second floor the master bedroom also boasts built in wardrobes plus en suite shower room and Juliet balcony overlooking the well kept garden. The garden can be accessed from the kitchen and dining room out to a raised decked area and steps down to mature garden.

Located a convenient 0.5 miles to Oakwood Station (Piccadilly line) and 0.2 miles to Oakwood Park. Eversley Primary (Outstanding) is 0.7 miles away and Ashmole Academy is 1 mile away.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (£2,983.47 2024/25)

EPC Rating: Currently 66D Potentially B

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

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Approximate Gross Internal Area = 1970 sq ft / 183.0 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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