



The Vale, Southgate

£899,950

Havilands

the advantage of experience



- Four Bedroom Semi Detached Property
- Eversley Primary School (Outstanding) 0.6 miles away and Highlands Secondary School (Outstanding) 1 mile away
- Southgate Station (Piccadilly Line) 0.8 miles away. Winchmore Hill Station is 0.8 miles away (Moorgate approx. 25 minutes)
- Detached Garage and Gated Off Street Parking
- Home Office
- Mature Garden
- Built In Wardrobes to Master Bedroom and Built In Cupboards to Two Bedrooms
- Gas Central Heating - Two Year Old Boiler
- Family Bathroom, with Airing Cupboard, Hot Water Tank plus Immersion Heater, and Separate W/C



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



Havilands are delighted to present to market this FOUR BEDROOM SEMI DETACHED PROPERTY on The Vale N14. The ground floor is comprised of bay window fronted reception room, kitchen/diner and separate dining room. Plus downstairs w/c. and coat cupboard in the entrance lobby. Up on the first floor there are four bedrooms, with built in wardrobes to the master bedroom, and built in cupboards to two of the bedrooms, plus a home office. The family bathroom, with airing cupboard, hot water tank plus immersion heater, and separate w/c. Outside the mature well kept garden extends to 72 ft. Extended and well presented throughout, with gas central heating and a 2 year old boiler, plus detached garage and gated off street parking. Ideally positioned close to schools including Eversley Primary School (Outstanding) 0.6 miles away and Highlands Secondary School (Outstanding) 1 mile away. Southgate Station (Piccadilly Line) 0.8 miles away. Winchmore Hill Station is 0.8 miles away (Moorgate approx. 25 minutes). Viewing highly recommended.

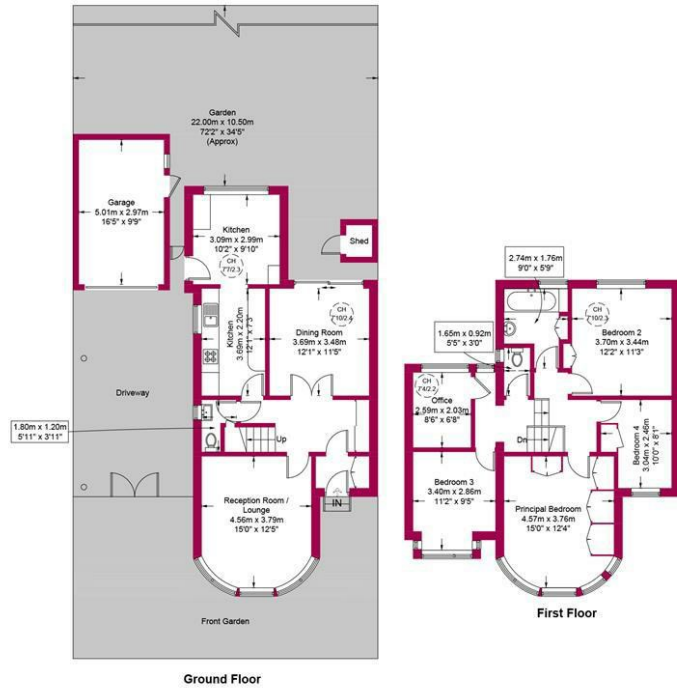
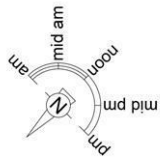
Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (£3,442 2024/25)
EPC Rating: Currently 64D Potentially 84B

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

The Vale, N14

Approximate Gross Internal Area = 1591 sq ft / 147.8 sq m

Garage = 158 sq ft / 14.7 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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