



Cannon Road, N14

Guide Price £1,500,000

Havilands

the advantage of experience



- Fully Extended and Renovated, Substantial, 6 Bedroom Semi-Detached Property
- 0.6 Miles From Palmers Green Station (Moorgate approx. 25 minutes) and 0.8 Miles From Southgate Underground (Piccadilly Line)
- In Catchment for Walker Primary School, St Monica's RC Primary and St Anne's Catholic School for Girls (OUTSTANDING)
- Off Street Parking
- Utility Room and Downstairs W/C
- En-Suite to Master Bedroom
- Close to Broomfield Park and local shops and restaurants along Aldermans Hill
- Large Garden Room with Studio and Storage



the advantage of experience

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



****Guide Price: £1,500,000 - £1,575,000****

Havilands are delighted to present this substantial 6 BEDROOM SEMI-DETACHED PROPERTY with off street parking on Cannon Road N14. Fully extended and renovated to a high standard this property is set across 3 floors and comprised of an impressive 3284 sq ft. Ground floor is comprised of porch entrance, 3 reception rooms boasting bay windows high ceilings and feature fireplaces, bright and airy kitchen/diner and conservatory, plus utility room and downstairs cloakroom. Up on the first floor there are 4 bedrooms, with en-suite shower room to master bedroom and family bathroom. On the second floor there are 2 further bedrooms and ample storage. Outside the well kept garden extends to 30ft plus features an attractive garden room with studio and storage.

Ideally located a stone's throw from Broomfield Park and local shops and restaurants along Aldermans Hill. Palmers Green Station (Moorgate approx. 25 minutes) is just 0.6 miles away and Southgate Underground (Piccadilly Line) is just 0.8 miles away.

Plus the property is located in catchment for several popular schools including Walker Primary School, St Monica's RC Primary and St Anne's Catholic School for Girls (OUTSTANDING). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2024/25 £3,442.47)

EPC Rating: Currently 54E Potentially 66D

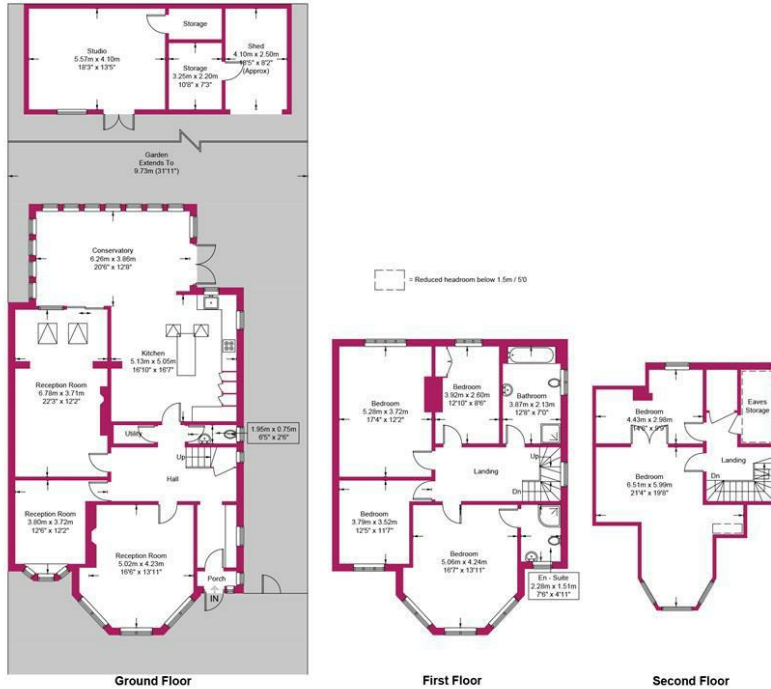
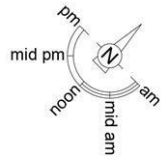
For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

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Approximate Gross Internal Area = 3284 sq ft / 305.1 sq m

Restricted Height = 47 sq ft / 4.4 sq m

Outbuilding = 347 sq ft / 32.2 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	66
(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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