



# The Rye, London

Offers Over £700,000

Havilands

the advantage of experience



- Four Bedroom Townhouse
- Chain Free
- Allocated Parking
- En-Suite to Master Bedroom
- Downstairs Cloakroom
- Walking Distance to Southgate Underground Station (Piccadiilly)
- Within Catchment of Ashmole Academy & Southgate School
- Within Catchment of West Grove, Osidge & St. Andrew's CofE Primary Schools
- Local Shops & Amenities inc. M&S Food Store & Southgate Leisure Centre Nearby



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM TOWNHOUSE on The Rye, N14. Located on a quiet cul-de-sac, this excellent family home offers 1327sqft of living space across three floors and is comprised of: four bedrooms with en-suite to the master bedroom, family bathroom, lounge, kitchen and downstairs WC. The property also benefits from a south west facing garden extending to approx 45ft and allocated parking.

The property is conveniently located within walking distance of Southgate Underground Station (Piccadilly) offering direct rail links into central London with direct connections to National Rail, Thameslink and Overground routes. Additionally, the property is well placed with a wide range of retail outlets as well as a number of cafes, bars and restaurants all within walking distance including Asda, M&S Food Store & Southgate Leisure Centre all close by.

The house also falls within the catchment area of a number of sought after local schools including St. Andrew's CofE, Osidge Primary & West Grove Primary Schools in addition to Southgate School and Ashmole Academy. Viewing is highly recommended - to arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

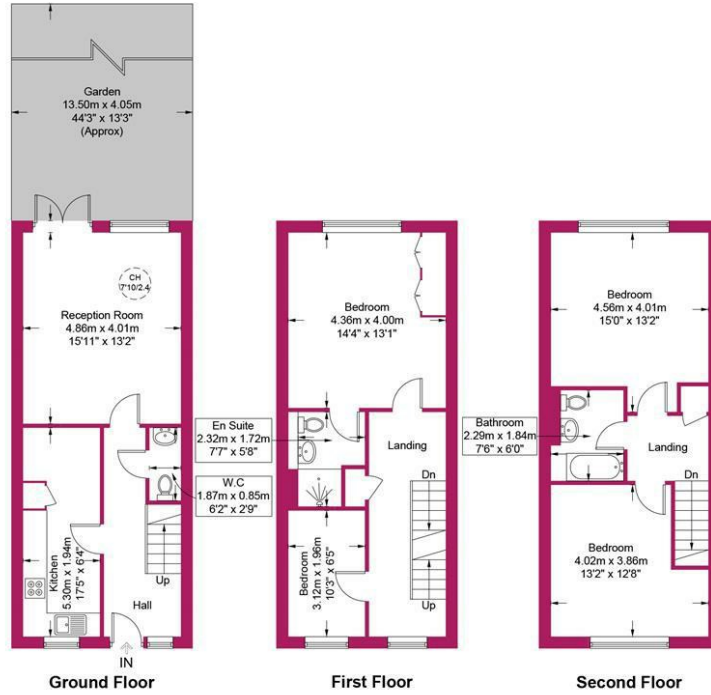
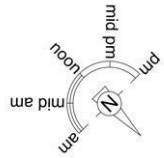
Council Tax: Band F

EPC Rating: Current 73(C); Potential 88(B)

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

# The Rye, N14

Approximate Gross Internal Area = 1327 sq ft / 123.3 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</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.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

