



# Charter Way, Southgate

£700,000

**Havilands**

the advantage of experience





- 4 Bed Mid Terraced Family Home
- Off Street Parking
- Open Plan Through Lounge
- Modern Kitchen with Separate Utility Room
- Downstairs Shower Room
- Built in Wardrobes in 3 Bedrooms
- Raised Patio Area
- Walking Distance to Southgate Station (Piccadilly Line)
- Close to Popular Schools

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



Havilands are pleased to present this 4 BED MID TERRACED HOUSE with off street parking. Ground floor is comprised of open plan through lounge, separate pitched roof dining area, modern kitchen and utility room. Plus downstairs shower room and ample storage. Stairs to first floor leads to 4 bedrooms, 3 of which have built in wardrobes and family bathroom. Outside there is a raised patio area and stairs to lower level and shed area.

Ideally located walking distance to Southgate Station (Piccadilly Line) and close to Oakwood Park green space and popular schools. CHAIN FREE Viewing highly recommended.

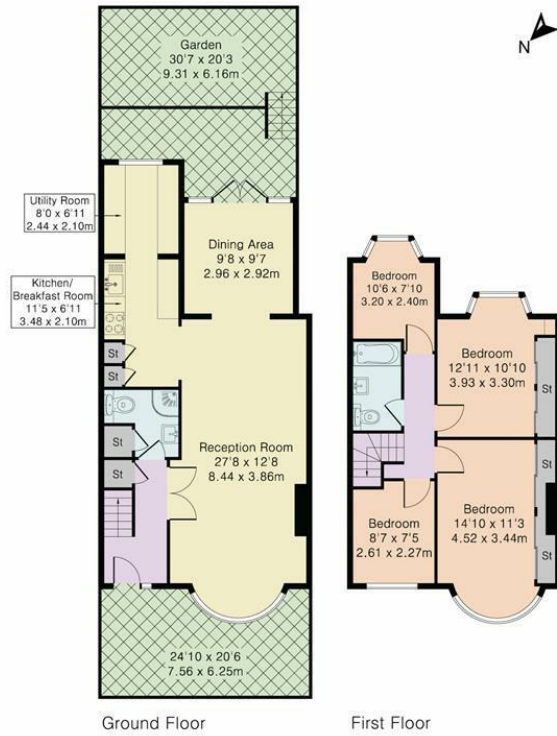
Tenure: Freehold

Council Tax Band: E

EPC: Currently 73C Potentially 85B

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Approximate Gross Internal Area 1249 sq ft – 116 sq m  
 Ground Floor Area 704 sq ft – 65 sq m  
 First Floor Area 545 sq ft – 51 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>85</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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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