



Chelmsford Road, London

Offers Over £700,000

Havilands

the advantage of experience



- Three Bedroom End Terrace House
- Chain Free
- Off-Street Parking
- Deatched Garage to Rear
- Potential to Extend (STPP).
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Ashmole Primary & Ashmole Academy
- Grovelands Park Nearby
- Local Shops inc. Asda and M&S Food Store Nearby
- Downstairs Shower Room



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM END TERRACE HOUSE on Chelmsford Road, N14. Positioned on the edge of Southgate town centre, this property offers just under 1700sqft of living space and is comprised of three bedrooms, family bathroom, through-lounge, kitchen and downstairs shower room. The property also benefits from a detached garage to the rear of the garden and off-street parking for two vehicles. The house is well located for commuters with Southgate Underground Station (Piccadilly) a short walk from the property. Additionally Southgate town centre is also in close proximity offering a wide array of shops and restaurants as well as supermarkets including Asda & M&S Food Store. Southgate Leisure Centre is also within easy reach. Offering potential to extend (STPP), this property will make a great family home and falls within the catchment area of a number of sought after local schools including Ashmole Primary & West Grove Primary Schools as well as Ashmole Academy. Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

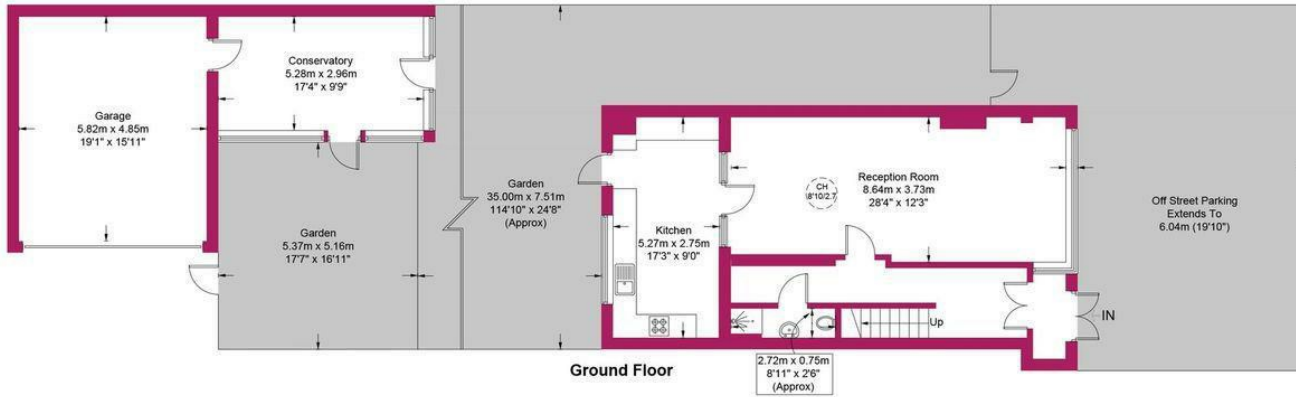
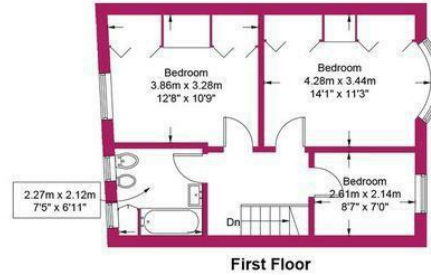
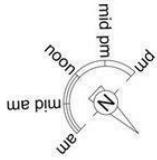
EPC Rating: Current 62(D); Potential 84(B)

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

Chelmsford Road, N14

Approximate Gross Internal Area = 1694 sq ft / 157.4 sq m

Garage / Conservatory = 483 sq ft / 44.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		62	
(55-68) D			
(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.



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

