



Elmbank, Southgate

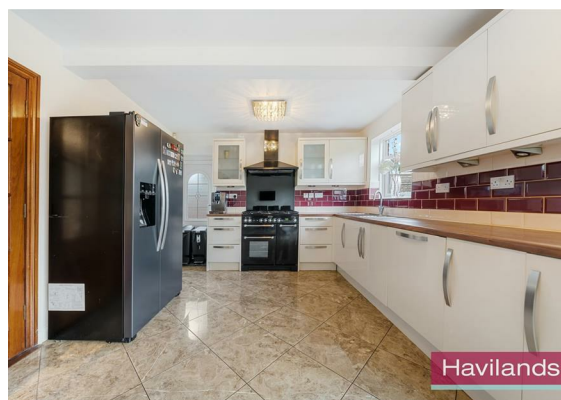
Offers Over £1,000,000

Havilands

the advantage of experience



- Three Bedroom Detached House
- En-Suite to Master Bedroom
- Downstairs W/C
- Off-Street Parking
- Impressive 90ft Rear Garden
- Potential to Extend (STPP)
- Within Catchment of Eversley, Grange Park & West Grove Primary Schools
- Within Catchment of Highlands School
- Walking Distance to both Winchmore Hill & Grange Park Mainline Stations & Southgate Underground Station
- Grovelands Park & Oakwood Park Nearby



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



Havilands are delighted to offer For Sale, this THREE/FOUR BEDROOM DETACHED HOUSE located on Elmbank, N14. Positioned in the highly popular Southgate, this extended property offers 1615sqft of living space and is comprised of: three bedrooms with en-suite to the master bedroom, family bathroom, two reception rooms, study, lounge, spacious kitchen/diner, utility room and downstairs WC. The property also benefits from off-street parking for two vehicles and boasts an impressive 90ft rear garden. There is potential to extend (STPP) to take this impressive property to the next level.

Ideally positioned for families, the house falls within the catchment area of a number of sought after local schools including Eversley, Grange Park & West Grove Primary Schools as well as Highlands School. The property is also well located for commuters as the house is within walking distance of both Winchmore Hill Mainline & Grange Park Mainline Stations (Moorgate approx 30-35 mins) and Southgate Underground Station (Piccadilly) with both offering connections to Thameslink & Overground services.

Within easy reach of the house are an array of shops and amenities in both Winchmore Hill & Southgate with Sainsburys, ASDA, Waitrose and M&S Food Store all nearby. Additionally Oakwood Park & Grovelands Park are both nearby offering a wide range of leisure and social activities throughout the year. Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

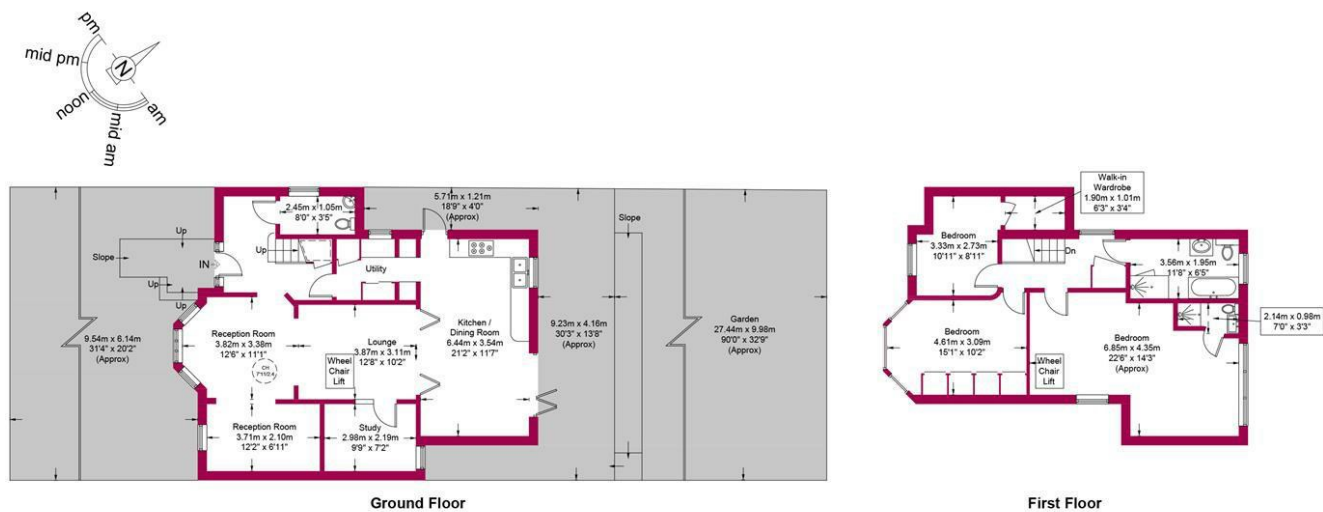
Council Tax: Band (£2983.47 24/25)

EPC Rating: Current 69(C); Potential 84(B)

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Elmbank, N14

Approximate Gross Internal Area = 1615 sq ft / 150.0 sq m



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



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come by and meet the team
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