



Friars Walk, London

£1,100,000

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- Four Bedroom Detached House
- Off-Street Parking
- Detached Garage
- Home Office, Utility Room & Downstairs WC
- Potential to Extend (STPP)
- Walking Distance to Southgate and Cockfosters Underground Stations (Piccadilly)
- Within Catchment of Monkfrith & Osidge Primary Schools
- Within Catchment of Ashmole Academy
- Local Shops & Amenities Nearby inc. Asda, M&S Food Store & Southgate Leisure Centre
- Oak Hill Park Nearby



Havilands are delighted to offer For Sale this FOUR BEDROOM DETACHED HOUSE on Friars Walk, N14. Located in the ever popular Southgate, this ideal family home offers 1786sqft of living space and is comprised of: Four bedrooms with en-suite to the master bedroom, family bathroom, reception room, home office, spacious kitchen/diner, utility room and downstairs WC. The property also benefits from off-street parking, a detached garage to the rear of the garden and a well maintained SOUTH WEST FACING rear garden. The house is situated within walking distance to Southgate and Cockfosters Underground Stations (Piccadilly) offering direct rail links into central London with connections to Overground, Thameslink and National Rail services. Also within walking distance are a wide range of shops and amenities in central Southgate including Asda, M&S Food Stores and Southgate Leisure Centre. There is also plenty of green space nearby with Oak Hill Park, pitch & putt & tennis courts all within easy reach. The property falls within the catchment area of a number of local sought after schools including Monkfrith & Osidge Primary Schools as well as Ashmole Academy with independent school including Salcombe Prep School also nearby. Viewing is highly recommended - to arrange yours, please get in touch with one of the team.

Property Information:

Tenure: Freehold
 Local Authority: Enfield Borough
 Council Tax: Band G (£3606.70 25/26)
 EPC Rating: Current 55(D); Potential 82(B)

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

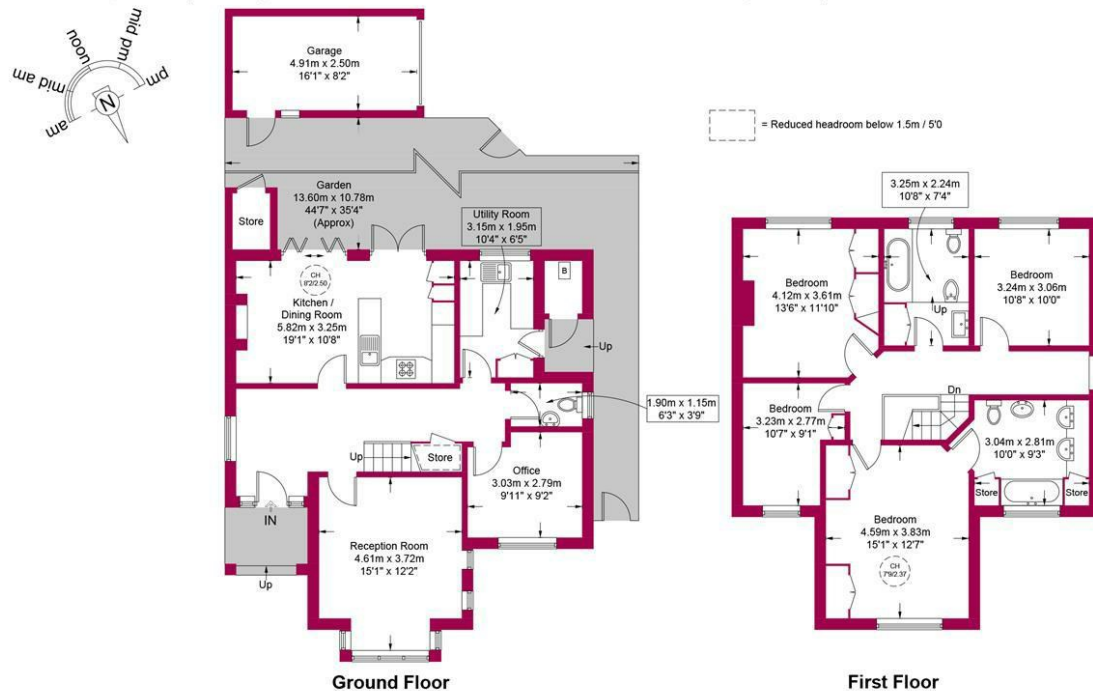
Friars Walk, N14

Approximate Gross Internal Area = 1786 sq ft / 165.9 sq m

Restricted Height = 10 sq ft / 0.9 sq m

External / Store Cupboard = 31 sq ft / 2.9 sq m

Garage = 131 sq ft / 12.2 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



**Certified
Property
Measurer**

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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