



Greenway, N14

£1,350,000

Havilands

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- Three Bedroom Detached House
- Off-Street Parking
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Ashmole Academy
- En-Suite & Downstairs Cloakroom
- Utility Room
- Under-Floor Heating Throughout
- High-End Porcelanosa Finishes Throughout
- Air Conditioning
- Grovelands Park Nearby



Havilands are delighted to present this STUNNING THREE DOUBLE BEDROOM, TWO BATHROOM, LINK DETACHED PROPERTY on sought after Greenway, N14. Situated on a generous plot and offering 2,016 sq ft of living space, the property boasts off street parking for several vehicles, garage and a substantial outbuilding currently used as a gym. Beautifully presented throughout and brimming with character the ground floor is comprised of spacious hallway, family room, kitchen/living room, separate utility room, w/c and ample storage. Up on the first floor there are three bedrooms, with en-suite and built-in wardrobes to the master bedroom, built-in wardrobes to the second bedroom plus family bathroom. Outside the garden extends to 74ft and offers a raised patio and steps to landscaped garden and outbuilding. The property offers a perfect blend of charming features and original stained glass with high end finishes throughout including premium 'Schuco' sliding doors, Porcelanosa finishes, pocket doors, Miele appliances, partly air conditioned and smart home entertainment system. Ideally located within easy reach of Southgate Underground (Piccadilly Line), the property also falls within catchment of a number of sought after schools including Ashmole Academy. Additionally, the house is within close proximity of central Southgate offering a wide range of shops and amenities including Asda, M&S Food Store and Southgate Leisure Centre. To arrange a viewing, please get in touch.

Property Information;

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 76(C); Potential 83(B)

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

Approximate Gross Internal Area 2016 sq ft - 188 sq m

Ground Floor Area 1136 sq ft - 106 sq m

First Floor Area 706 sq ft - 66 sq m

Outbuilding Area 174 sq ft - 16 sq m



Energy Efficiency Rating

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

76 83

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come by and meet the team

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