



The Mall, N14

Guide Price £1,175,000

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- Guide Price: £1,175,000 - £1,200,000
- Four Bedroom Semi-Detached House
- 80' South Facing Garden
- Garage & Off-Street Parking
- Potential to Extend (STPP).
- Within Catchment of Walker Primary & St. Monica's RC Primary Schools
- Within Catchment of Ashmole Academy
- Walking Distance to Southgate Underground Station (Piccadilly)
- Walking Distance to Palmers Green Mainline Station (Moorgate approx 25mins)
- Broomfield & Grovelands Parks Nearby



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



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*****£250 LEGAL FEES CONTRIBUTION WILL BE GIVEN TO THE PURCHASER UPON A SUCCESSFUL COMPLETION OF PURCHASE THROUGH HAVILANDS.*****

Havilands are delighted to offer For Sale, this **FOUR BEDROOM SEMI DETACHED HOUSE** located on The Mall, N14. Nestled between the highly desired Meadway and Lakes estates, this fantastic family home offers 1927sqft of living space across two floors and is comprised of: Four Bedrooms, Family Bathroom, Additional WC, Two Reception Rooms, Kitchen, Conservatory and Garage. The property also benefits from a **SOUTH FACING GARDEN** extending over 80' in length and off-street parking. There is also potential to extend (STPP) to the rear, side and into the loft.

The property is ideally placed for commuters with both **Palmers Green Mainline Station** (Moorgate approx 25 mins) & **Southgate Underground Station** (Piccadilly) within walking distance. Offering direct rail links into central London, there are also connections to Underground, Overground and Thameslink services. There is also ease of access to the A406 as well as good access to public transport with routes across the Borough. The property is also well placed for those considering schooling with the house falling within catchment of **St. Monica's RC Primary & Walker Primary Schools** in addition to **Ashmole Academy**. Within walking distance of the house are both **Southgate High St**, and central **Palmers Green** with both offering a wide array of shops and amenities. Also in close proximity are both **Broomfield Park** and **Grovelands Park** offering plenty of green space as well as a number of social and leisure activities throughout the year. Viewing is highly advised. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

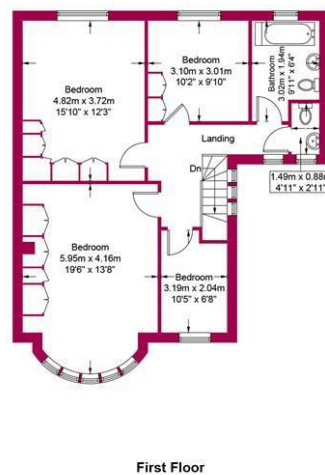
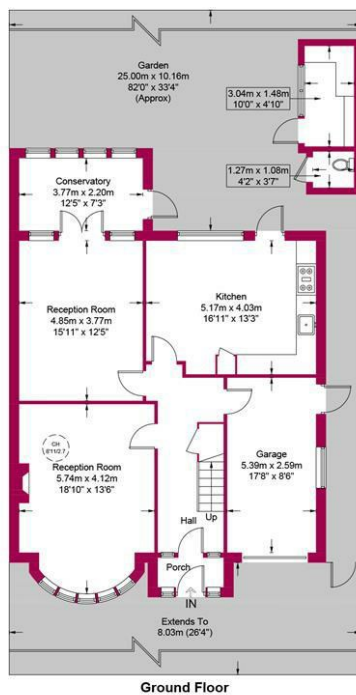
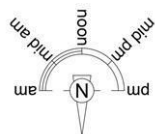
EPC Rating: Current 55(D); Potential 84(B)

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

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Approximate Gross Internal Area = 1927 sq ft / 179.0 sq m

Outhouse = 66 sq ft / 6.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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**

havilands | 020 8886 6262

come by and meet the team

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

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