



Oaktree Avenue, N13

£720,000

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- Three Bedroom Semi-Detached House
- Chain Free
- Off-Street Parking
- Potential to Extend (STPP)
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School (OFSTED: Outstanding) and St Monica's Primary School
- Within Catchment of Winchmore School
- Ease of Access to A10 & A406
- Local Shops & Amenities inc. Waitrose & Sainsburys Nearby
- Firs Farm Wetlands & Grovelands Park Within Walking Distance



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED HOUSE on Oaktree Avenue, N13. Nestled on the border of Palmers Green & Winchmore Hill, the house offers 1580sqft of living space and is comprised of: three bedrooms, family bathroom, spacious through-lounge and kitchen. The property also benefits from off-street parking by means of a driveway and a rear garden extending over 60ft in length. The property also offers potential to extend both to the rear and into the loft (STPP).

An ideal family home, the house falls within the catchment area of Highfield Primary School (OFSTED: Outstanding) and St Monica's Catholic Primary School, as well as sought after secondary schools including Winchmore School. Independent schools including Palmers Green High School are also in close proximity. The house is also ideally placed for commuters with the property offering ease of access to both the A10 & A406 serving routes into central London and across the wider Borough. Additionally, there are a number of public transport stops nearby. The house is within walking distance of Winchmore Hill Mainline Station providing direct rail links into London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink Services en-route. Within easy reach of the house are also a number of local shops and amenities along Green Lanes including Sainsburys and Waitrose supermarkets.

There is also plenty of green space within easy reach of the house with Firs Farm Wetlands, Woodcroft Wildspace and the ever popular Grovelands Park all close by, with the latter offering a wide range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

EPC Rating: Current 67(D); Potential 80(C)

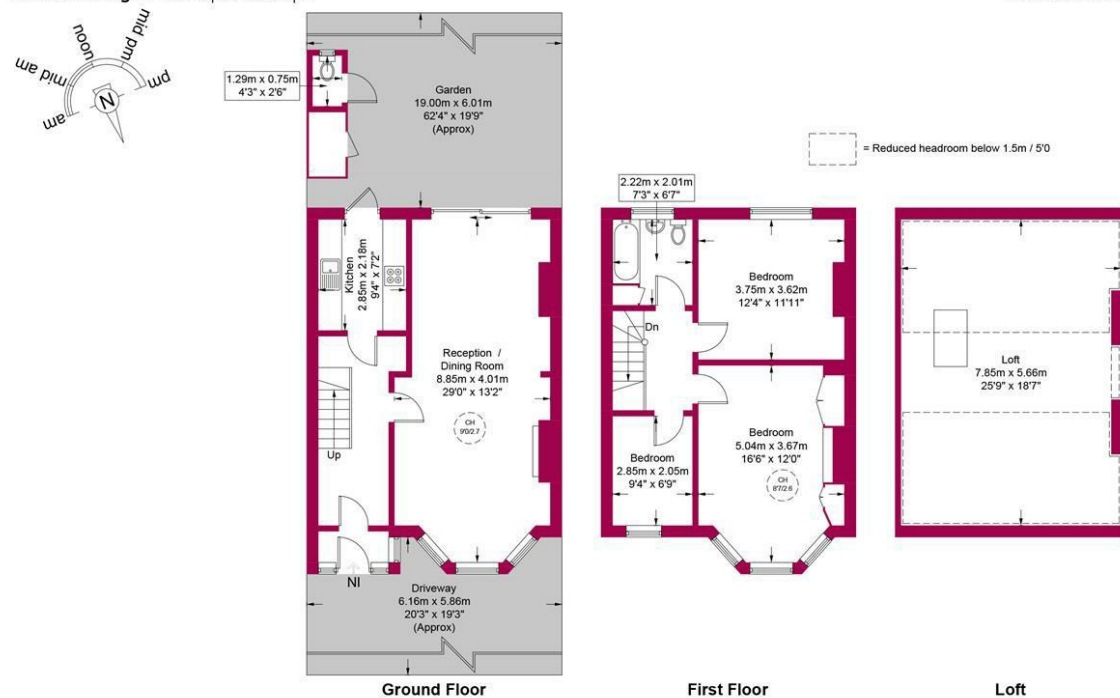
For more images of this property please visit havilands.co.uk

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Approximate Gross Internal Area = 1580 sq ft / 146.8 sq m

Restricted Height = 351 sq ft / 32.6 sq m

WC / External Cupboard = 28 sq ft / 2.6 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	

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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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