



Wynchgate, N14

Offers Over £1,000,000

Havilands

the advantage of experience



- Five Bedroom Semi-Detached House
- Chain Free
- Integral Garage & Additional Off-Street Parking
- Potential to Extend (STPP).
- Downstairs WC
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Wolfson Hillel, West Grove & St. Andrew's CofE Primary Schools
- Within Catchment of Ashmole Academy
- Grovelands Park Within Easy Reach
- Local Shops & Amenities inc. Asda Within Walking Distance.



Havilands are excited to offer For Sale on a CHAIN FREE basis, this FIVE BEDROOM SEMI-DETACHED HOUSE located on Wynchgate, N14. Located on the border of Southgate and Winchmore Hill, this ideal family home offers 1776sqft of living space across two floors and is comprised of: Five Bedrooms, Family Bathroom, Separate WC, Through-Lounge, Kitchen/Diner and Downstairs WC. The property also benefits from an integral garage, off-street parking and rear garden extending to over 90' in length.

An ideal family home, the property requires some modernisation but offers significant potential with the option(s) to extend the property to the rear and into the loft. The house falls within the catchment area of a number of sought after local schools including St. Andrew's CofE & West Grove Primary Schools, Wolfson Hillel Primary and Ashmole Academy. The property is also ideally located for commuters with Southgate Underground Station (Piccadilly) a short walk away offering direct rail links into central London with connections to Overground, Thameslink and National Rail connections en-route.

Central Southgate is a short walk from the property, offering a vast range of retail and leisure facilities including Asda Supermarket, M&S Food Hall and Southgate Leisure Centre. Also in close proximity is the ever popular Grovelands Park with a range of social and leisure activities & events taking place throughout the year. 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)

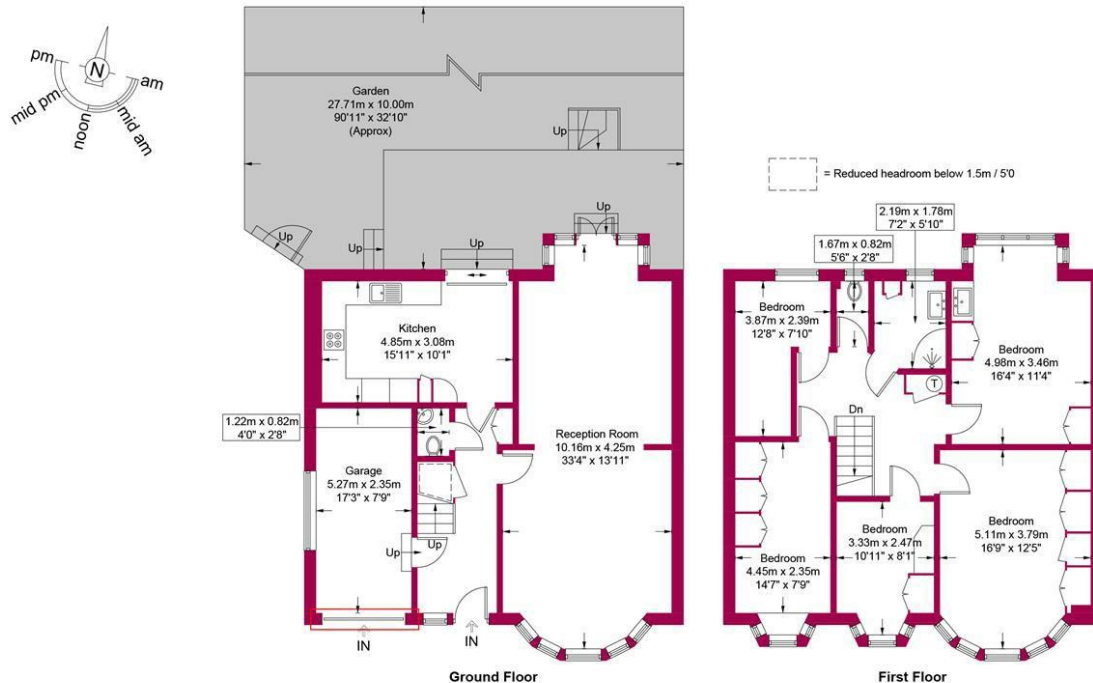
EPC Rating: Current 71C; Potential 82B

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

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Approximate Gross Internal Area = 1706 sq ft / 158.5 sq m

Restricted Height = 9 sq ft / 0.8 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

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