



# Parkway, London

£1,750,000

**Havilands**

the advantage of experience



- Six Bedroom Detached House
- Gated Driveway
- Garage
- Over 3300sqft of Living Space
- En-Suite to Master Bedroom
- Downstairs WC
- Utility Room & Study
- Catchment of Walker Primary School & Ashmole Academy
- Walking Distance to Southgate Underground station (Piccadilly)
- Opposite Grovelands Park

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to offer For Sale, this SIX BEDROOM DETACHED HOUSE on Parkway, N14. Situated on one of Southgate's most sought after roads, this finely presented family home offers in excess of 3300 square feet of living space and is comprised of 6 bedrooms including en-suite to the master bedroom, family bathroom, two reception rooms, dining room, study, spacious kitchen/diner/breakfast room and downstairs WC. The property also benefits from a utility room, spacious entrance hallway, garage and off-street parking for numerous vehicles with electric gate. Additionally the property also has a sizeable rear garden primarily laid to lawn with shrub borders, terrace and side access.

An ideal family home, the house is located within the catchment area of Walker Primary and St. Andrew's CofE school as well as Ashmole Academy, St. Monica's RC Primary school and within easy reach of Palmers Green School, Keeble Prep & Grange Park Prep schools. A short walk from the property is central Southgate with a large array of shops and amenities including M&S Foodstore and rail links into London via Southgate Underground station (Piccadilly). The house is conveniently located a few moments from Grovelands Park offering plenty of green space with leisure facilities. There is also ease of access to both the A10 & A406 providing road links across the Borough and North London. This house is a must see and should not be missed. Viewings are strictly by appointment only - to arrange yours, please get in touch.

Tenure: Freehold

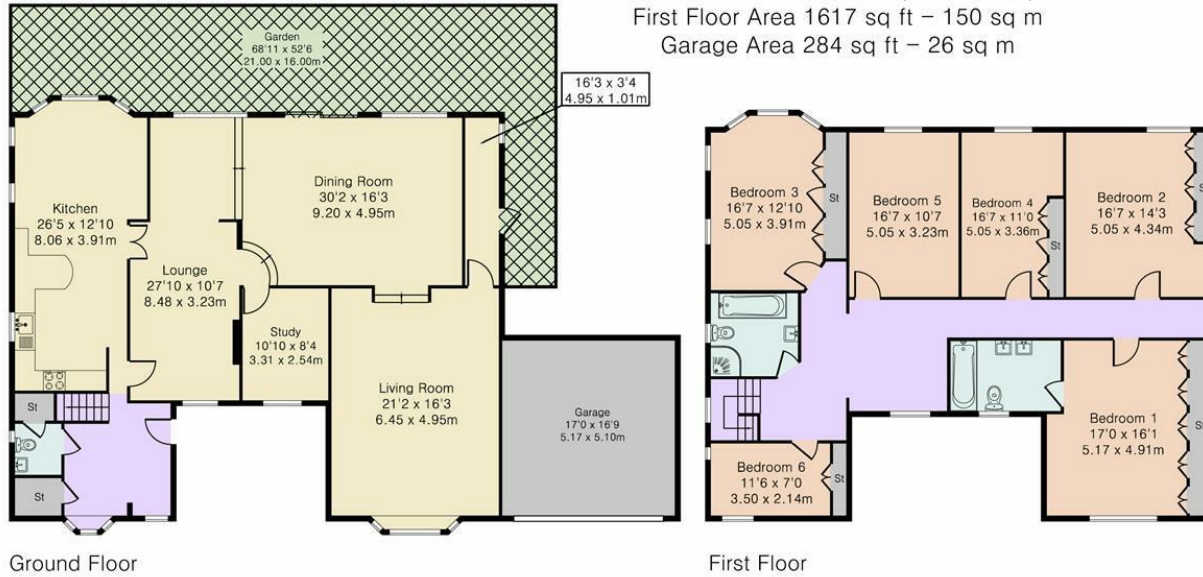
Local Authority: Enfield Borough

Council Tax: Band G (£3254.07 23/24)

EPC Rating: Current 55(D); Potential 77(C)

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Approximate Gross Internal Area 3559 sq ft – 330 sq m  
 Ground Floor Area 1658 sq ft – 154 sq m  
 First Floor Area 1617 sq ft – 150 sq m  
 Garage Area 284 sq ft – 26 sq m



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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

