



# Lincoln Avenue, Southgate

Guide Price £850,000

**Havilands**

the advantage of experience



- Three Bedroom Semi-Detached House
- Downstairs Cloakroom
- Off-Street Parking
- Potential to Extend (STPP).
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Ashmole Primary School (OFSTED: Outstanding)
- Within Catchment of Ashmole Academy (OFSTED: Good)
- Grovelands, Brookmans, Arnos & Brunswick Parks All Nearby





**\*\*Guide Price £850,000 - £900,000\*\*** Havilands are pleased to offer For Sale, this **THREE BEDROOM SEMI-DETACHED HOUSE** on Lincoln Avenue, N14. An ideal family home, the property is situated on a quiet cul-de-sac offering 1266sqft of living space and is comprised of three bedrooms, family bathroom, lounge, dining room and kitchen. The property also benefits from a downstairs cloakroom, off-street parking and a tiered rear garden with Summerhouse. Additionally the property offers potential to extend (STPP) into the loft and to the rear of the house.

The property is ideally positioned for schools with Ashmole Primary School (OFSTED: Outstanding), Walker Primary (OFSTED: Good) & Ashmole Academy (OFSTED: Good) all in close proximity. Osidge Primary & Brunswick Park Primary Schools are also nearby. The house is also within walking distance of Southgate Underground Station (Piccadilly) offering direct rail links into central London with connections to both Overground & Northern lines. The house is also well placed for access to green space with Grovelands, Broomfield, Arnos & Brunswick Parks all within walking distance. Also within easy reach are local shops and amenities in central Southgate with larger supermarkets and retail outlets a short drive away. There is also ease of access to the A406 offering excellent road links across Greater London. Viewing is highly recommended - to arrange yours, please get in touch.

**Property Information:**

Tenure: Freehold

Local Authority: Barnet Borough

Council Tax: Band E (£2,375.07)

EPC Rating: Current 57(D); Potential 83(B)

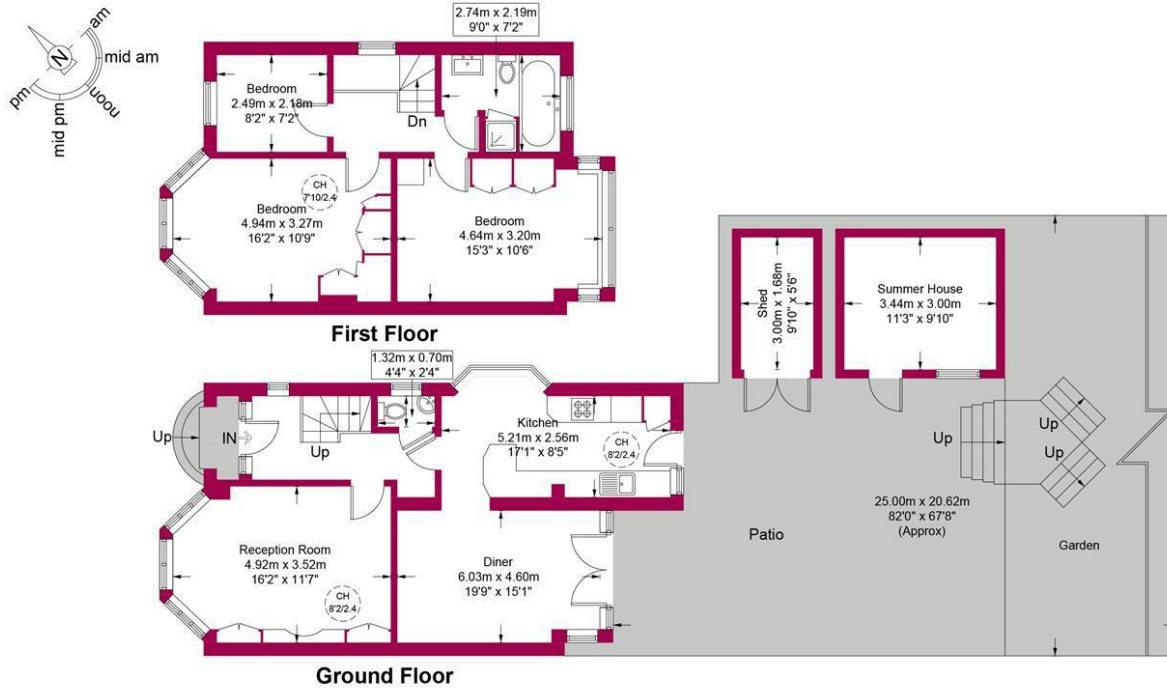
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# Lincoln Avenue, N14

Approximate Gross Internal Area = 1266 sq ft / 117.6 sq m

Shed = 53 sq ft / 4.9 sq m

Summer House = 111 sq ft / 10.3 sq m



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            | <b>83</b> |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | <b>57</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<br>2002/91/EC |           |



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.



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