



PRIME

MiHomes



15

— WELLSTON CRESCENT —

# Immaculate family home with open-plan living, landscaped garden and versatile accommodation.

## FOUR-BEDROOM RESIDENCE

An exceptional four-bedroom family home extending to approximately 2,172 sq. ft, arranged over three well-planned floors and presented in truly immaculate condition throughout. Meticulously maintained by the current owners, this outstanding property offers stylish, contemporary living and is ready for a purchaser to move straight in and enjoy from day one.

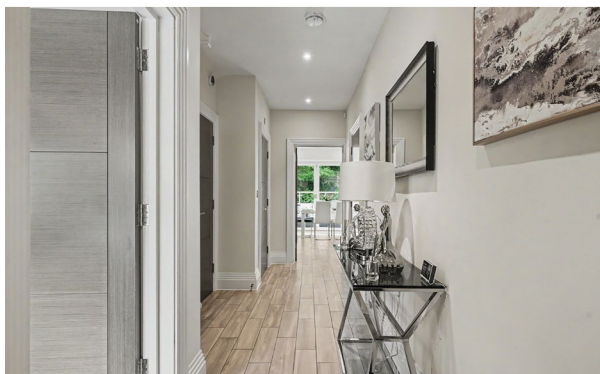
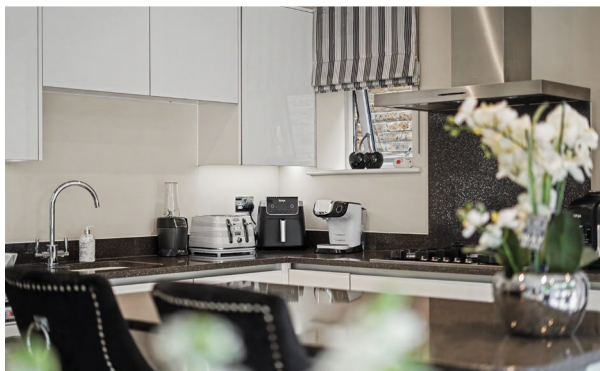
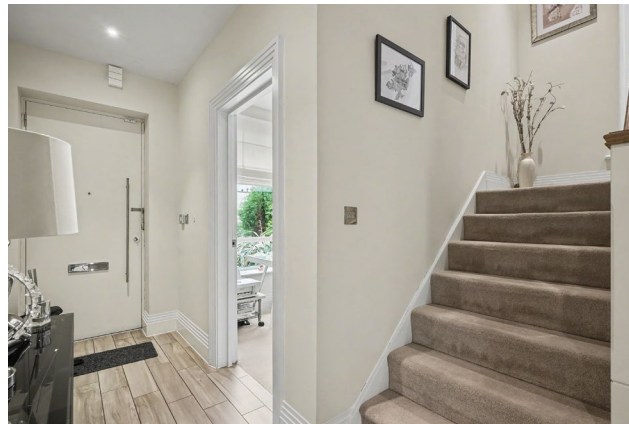


### OVERVIEW:

- 4 Bedrooms
- 3 Bathrooms
- Offered on a chain free basis
- x2 allocated parking spaces
- Quiet residential road
- Freehold house with integral garage
- Spacious first floor living room with private balcony
- Within close proximity to excellent schools
- A short walk to Oakwood Station & Trent Park
- Easy access to the M25

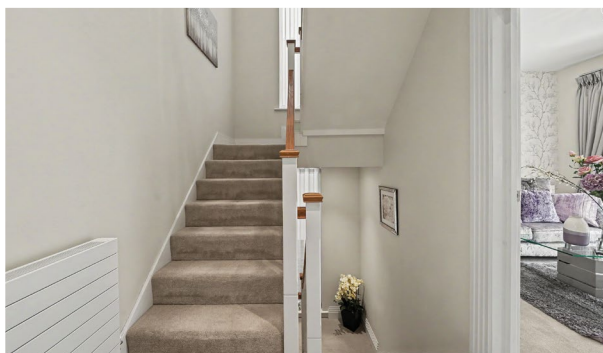
The ground floor comprises a welcoming entrance hall, a versatile home office, guest cloakroom, useful storage areas, an integral garage, and a stunning open-plan kitchen/dining room to the rear with direct access to the patio and beautifully maintained garden beyond.

The generous rear garden provides an ideal setting for both family life and outdoor entertaining.





On the first floor, a spacious living room opens onto a private balcony overlooking the garden, creating a wonderful additional reception space. This level also features the principal bedroom, complemented by an en-suite bathroom and fitted storage.



The second floor offers three further well-proportioned bedrooms, additional storage, and a modern family bathroom, providing flexible accommodation perfectly suited to growing families, guests, or those requiring work-from-home space.



Further benefits include an integral garage, off-street parking, excellent storage throughout, and a beautifully landscaped rear garden. Combining generous proportions with exceptional presentation, this is a rare opportunity to acquire a turnkey family home in one of Oakwood's most sought-after residential locations.



## Valuable information

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### EDUCATION:

🎓 Wolfson Hillel Primary School  
0.3 miles

🎓 Eversley Primary School  
0.7 miles

🎓 West Grove Primary School  
0.5 miles

🎓 Ashmole Academy  
0.9 miles

🎓 Southgate School  
0.5 miles

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### TRANSPORTATION:

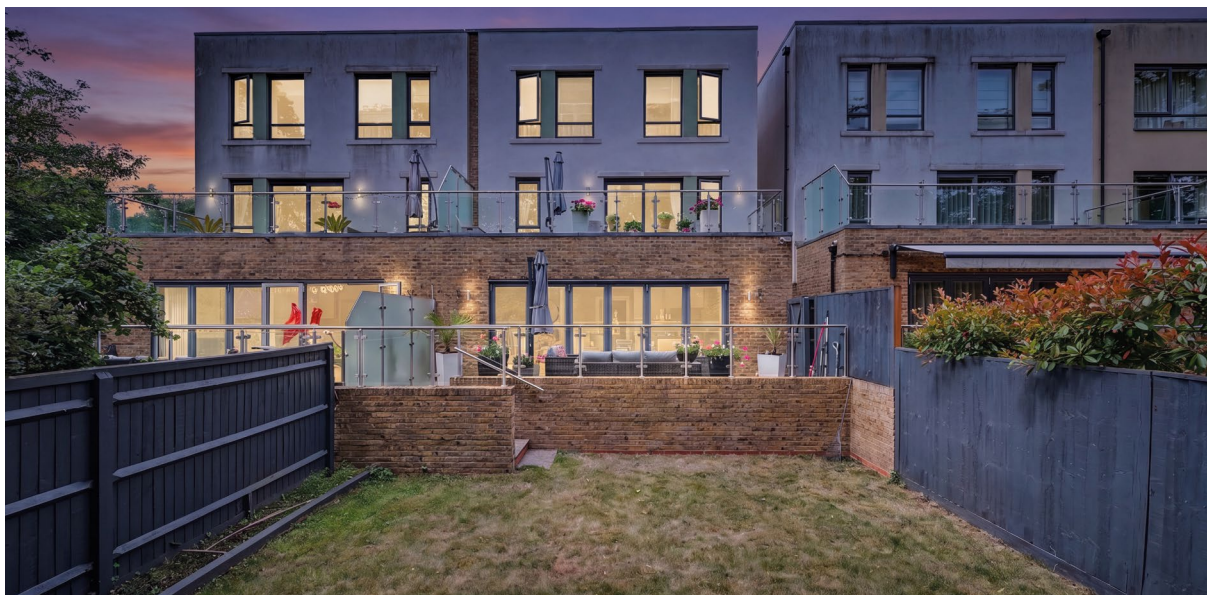
Wellston Crescent enjoys a highly desirable position in the heart of Oakwood, one of North London's most sought-after residential neighbourhoods. The property is conveniently located just a short walk from Oakwood Underground Station (Piccadilly Line), offering direct and efficient connections to Central London, King's Cross, Covent Garden and Heathrow Airport, making it an excellent location for commuters.



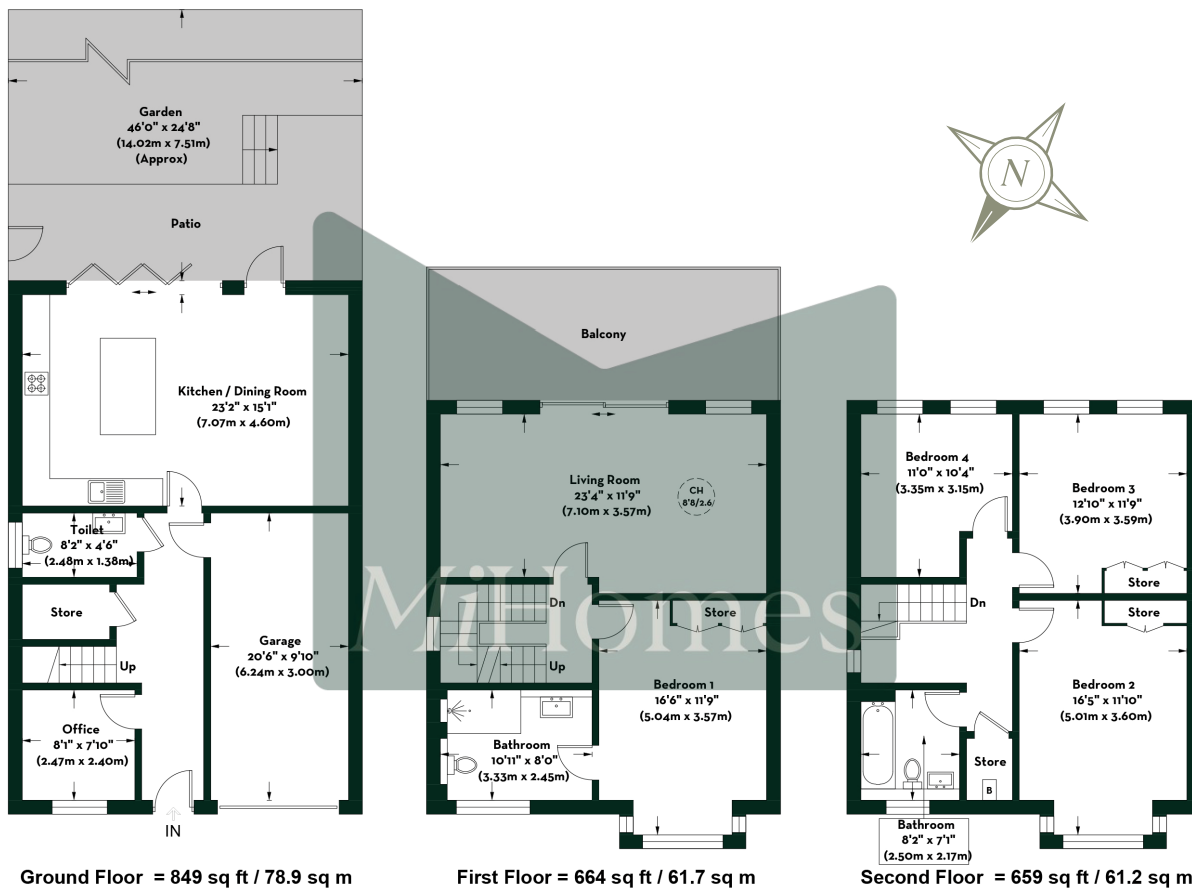
### LOCATION:

The area is particularly popular with families thanks to its strong sense of community and access to a number of well-regarded primary and secondary schools within favourable catchment areas. Oakwood and the neighbouring areas of Southgate and Cockfosters offer an excellent selection of local shops, cafés, restaurants, supermarkets and everyday amenities, providing everything needed for modern family living.

For those who enjoy outdoor space, the beautiful Trent Park is within easy reach and offers acres of open parkland, woodland walks, cycling routes, sports facilities and a popular café. Nearby Oakwood Park also provides additional recreational space for families and dog walkers alike. Combining excellent transport



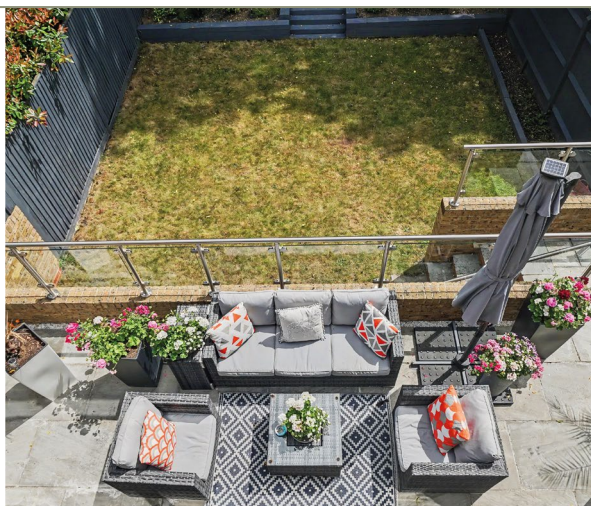
# Floorplan:



## 15 WELLSTON CRESCENT, LONDON, N14 4EW

- EPC rating: B
- Council tax band: G
- Freehold
- Estate charge: £1,000 pa
- Approximate gross internal floor area: 2172 sq ft / 201.8 sq m (Including Garage)

This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1307381)



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5 Reasons you can trust us to  
secure your new home:

01

Dedicated whatsapp  
group for effective  
sales progression

02

Low fall through rate  
(just 8%) compared to a  
national average of over 35%

03

An average of 9 weeks  
between sale agreed  
and completion

04



Outstanding client service  
(4.9/5 stars from over 470  
Google reviews)

05

Over 80% of business  
generated solely by  
recommendations

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We would love to help you make this  
dream a reality. Let's talk.