



Chelmsford Road, N14

Guide Price £600,000

Havilands

the advantage of experience



- ****GUIDE PRICE - £600,000-650,000****
- Charming Four Bedroom Terrace Property
- 1,477 Sq Ft of Living Space Across Three Floors
- 27Ft Garden and Large Garage to Rear
- Two Reception Rooms and Downstairs W/C
- Within Easy Reach of Southgate Underground (Piccadilly line) and Southgate High Street with it's Abundance of Shops, Cafes and Amenities
- In Catchment of Several Sought After Schools including St Andrews CofE Primary, West Grove and Osidge Primary and Ashmole Academy Secondary School



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Havilands are pleased to present for sale this CHARMING, FOUR BEDROOM, TERRACED PROPERTY on Chelmsford Road, N14. Newly refurbished throughout the property offers 1,477 sq ft of living space across three floors and benefits from a large garage to rear. The property itself is comprised of two reception rooms, kitchen and downstairs w/c on the ground floor. Up on the first floor there are two bedrooms and family bathroom. Further up on the second floor there are two more bedrooms. Outside the well kept garden extends to 27ft and leads to a large garage to rear with huge potential. Ideally located within easy reach of Southgate Underground (Piccadilly line) and Southgate High Street with it's abundance of shops, cafes and amenities. Plus green spaces including Oakwood Park are close by. For families the property is in catchment of several sought after schools including St Andrews CofE primary, West Grove and Osidge Primary and Ashmole Academy Secondary school. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: D (2026/2027 £2,267.67)

EPC: Currently 69C Potentially 80C

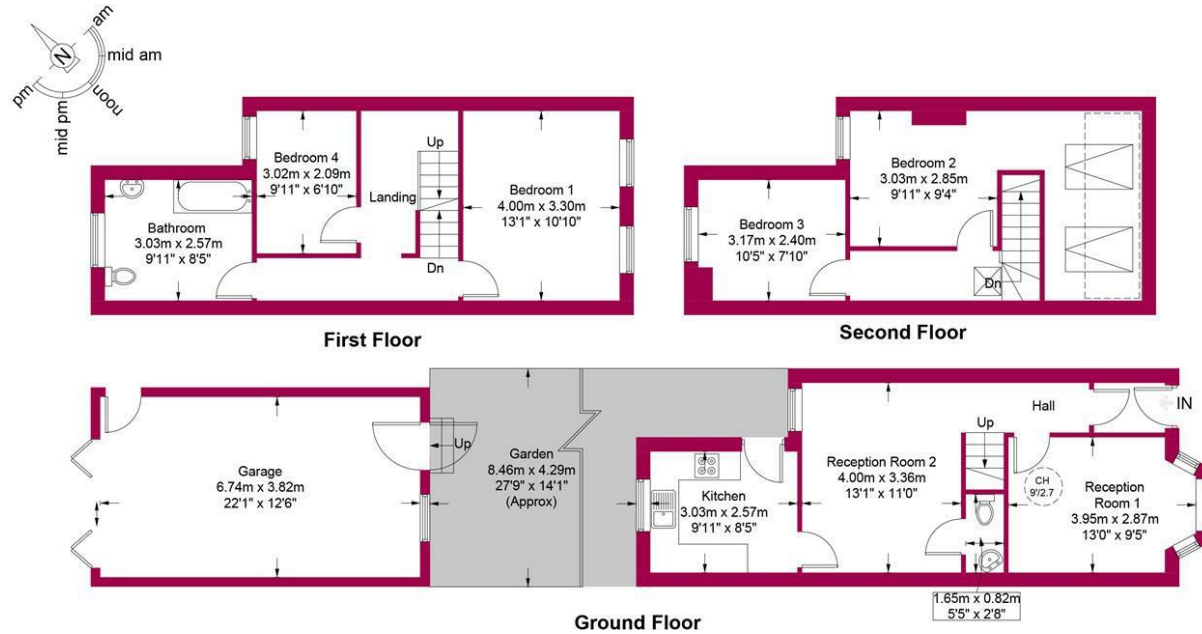
For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

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Approximate Gross Internal Area = 1477 sq ft / 137.2 sq m

Restricted Height = 52 sq ft / 4.8 sq m

Garage = 275 sq ft / 25.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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	



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.



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

