

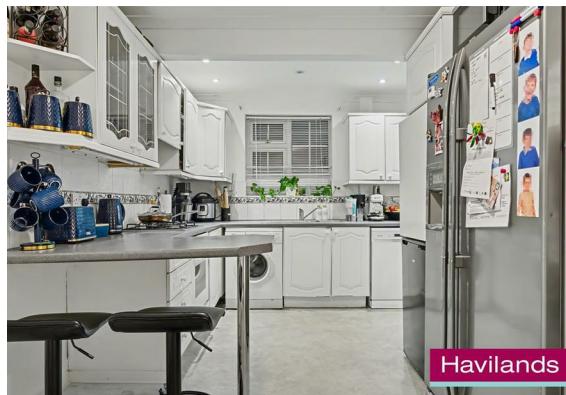


# Cowper Gardens, London

Guide Price £475,000

**Havilands**

the advantage of experience



- Chain free two bedroom house on Cowper Gardens, N14
- 842sqft of bright, well-arranged living space
- Two double bedrooms, family bathroom and separate WC
- Spacious kitchen/diner with direct access to the garden
- Off-street parking and potential to extend (STPP)
- Within catchment for St Andrew's CofE, Monkfrith, Osidge & De Bohun Primary Schools
- Close to Southgate School plus independent options Salcombe Prep & Vita et Pax
- Walking distance to Oakwood Underground Station (Piccadilly Line)
- Excellent bus links via Chase Side and Avenue Road
- Near Oak Hill Park, Oakwood Park and Trent Park with year-round leisure and events

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\*\*Guide Price: £475,000-500,000\*\*

Havilands are delighted to offer For Sale, CHAIN FREE, this well-positioned TWO BEDROOM HOUSE on Cowper Gardens, N14. Offering 842sqft of living space, the property features two double bedrooms, a family bathroom, separate WC, a welcoming lounge, and a spacious kitchen/diner with direct access to the garden—ideal for everyday living and entertaining. Additional benefits include off-street parking and scope to extend (STPP), allowing purchasers the opportunity to enhance and personalise the home further.

Perfect for first-time buyers or young families, the property sits within catchment for a number of sought-after schools including St Andrew's CofE, Monkfrith, Osidge and De Bohun Primary Schools, as well as Southgate School. Well-regarded independent options such as Salcombe Prep and Vita et Pax are also close by.

Commuters are well catered for with Oakwood Underground Station (Piccadilly Line) within walking distance, offering swift connections into central London along with links to Overground, Thameslink and National Rail services. Excellent bus routes along Chase Side and Avenue Road provide further convenient access across the Borough.

For recreation and outdoor space, residents can enjoy Oak Hill Park and Oakwood Park, both nearby, while expansive Trent Park offers woodland walks, open fields, cafés, sports facilities and a lively programme of events throughout the year.

A property with genuine potential in a well-connected and family-friendly location – viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

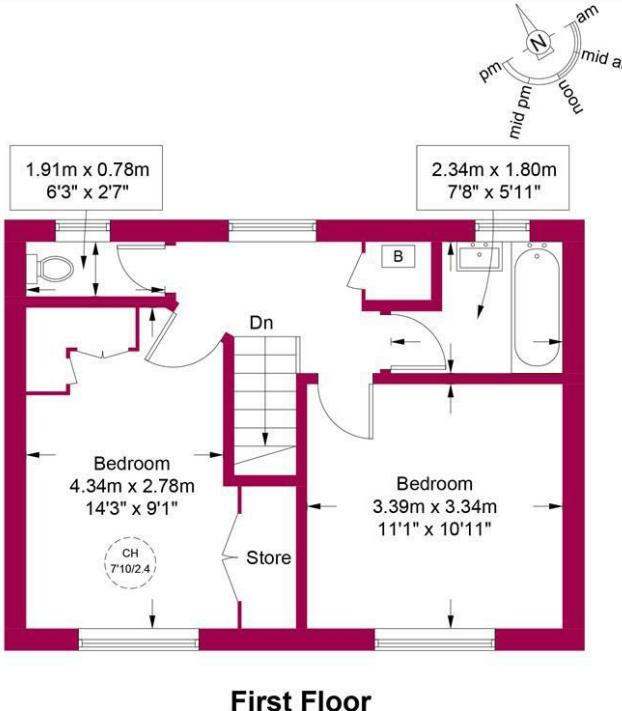
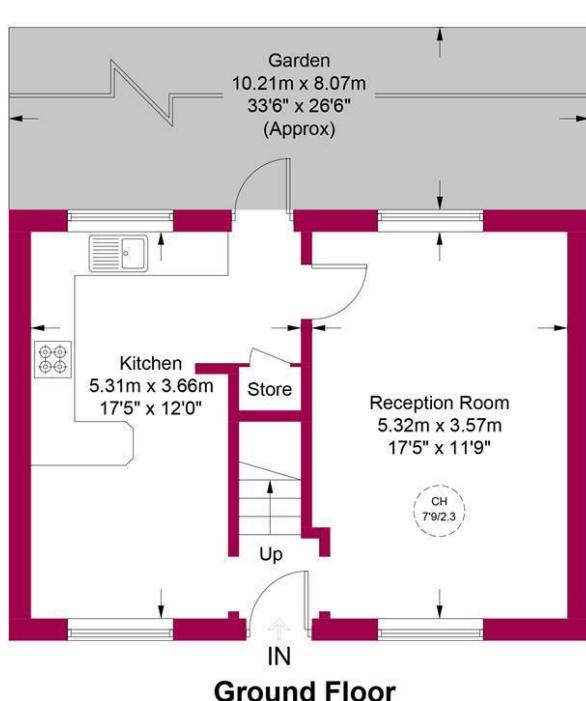
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 66(D); Potential 82(B)

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

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(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.



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Property  
Measurer