

Farmleigh, N14

Guide Price £750,000

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- **Guide Price £750,000-£775,000**
- Chain Free, Three Bedroom, Two Bathroom Detached Property
- Generous Corner Plot with Potential to Extend (STPP)
- Convenient for Southgate High Street, Amenities and Southgate Underground (Piccadilly Line)
- In Catchment of West Grove Primary, St Andrew's CofE Primary and Wolfson Hillel Primary (OUTSTANDING) as well as Ashmole and Southgate Secondary Schools
- Off Street Parking and Double Garage

For more images of this property please visit havilands.co.uk

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Havilands are delighted to offer this CHAIN FREE, THREE BEDROOM, TWO BATHROOM, DETACHED PROPERTY on Farmleigh, N14. Offering 1,709 sq ft of living space the property benefits from large corner plot, off street parking, detached double length garage and 65ft garden. The property itself is comprised of porch entrance, open plan reception/ dining room, large L shaped kitchen and downstairs shower room. Up on the first floor there are three bedrooms and family bathroom. Outside the generous corner plot garden extends to 65ft and offers scope to extend (STPP).

Ideally located on this peaceful turning, within easy reach of Southgate High street, with its abundance of independent cafes shops, Asda supermarket and Southgate Underground (Piccadilly line).

This family home also benefits from being in catchment for West Grove Primary, St Andrew's CofE Primary and Wolfson Hillel Primary (OUTSTANDING) as well as Ashmole and Southgate secondary schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2026/27 £3,275.52)

EPC: Currently 58D Potentially 83B

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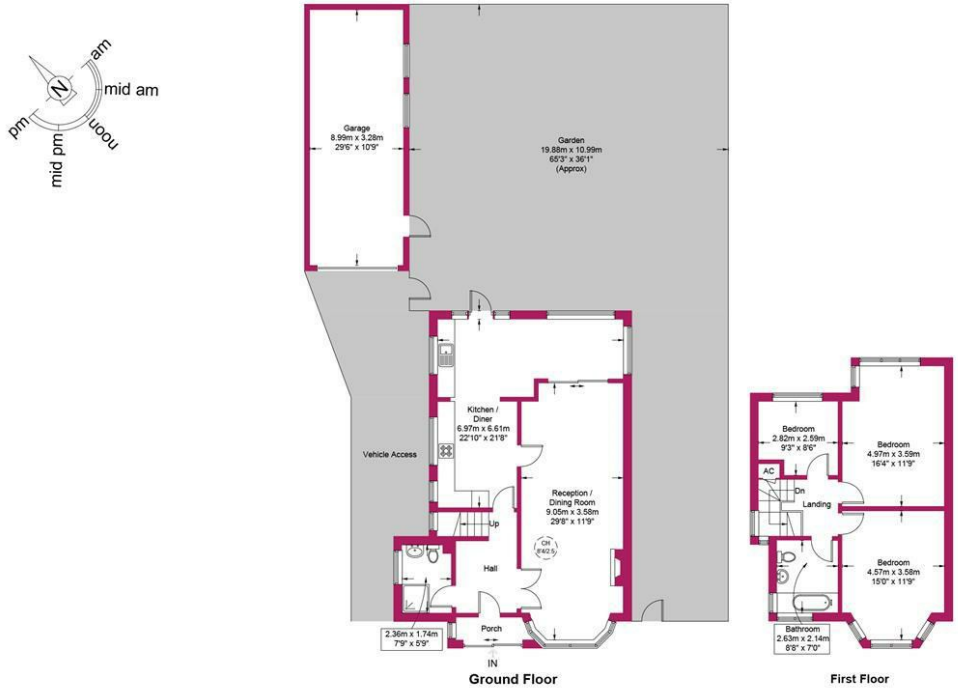
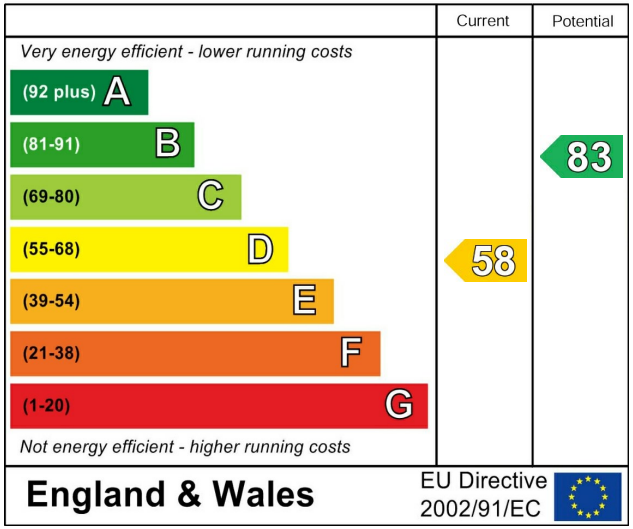
Approximate Gross Internal Area = 1709 sq ft / 158.8 sq m
(Including Garage)

Garage = 320 sq ft / 29.7 sq m



Energy Efficiency Rating



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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.

RICS Certified Property Measurer

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