



# Oakwood Avenue, London

£925,000

**Havilands**

the advantage of experience

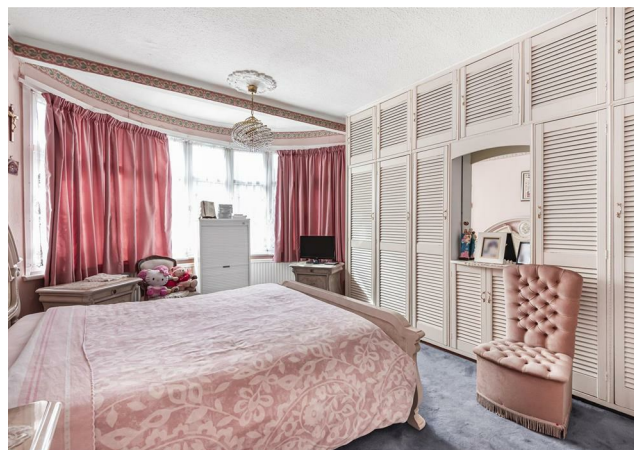




- Five-bedroom semi-detached family home on sought-after Oakwood Avenue, N14
- Over 1,800 sqft of versatile living space arranged across two floors
- Spacious Through-Lounge, separate Dining Room and Kitchen
- Beautiful tiered rear garden extending over 100ft in length
- Off-street parking plus integral garage
- Recently fitted new roof
- Potential to extend (STPP) to the rear and into the loft
- Within catchment for highly regarded schools including West Grove, Osidge & Ashmole Academy
- Short walk to Southgate Underground Station (Piccadilly Line) and local bus routes
- Close to Southgate town centre amenities – cafés, restaurants, M&S Food Hall & Leisure Centre

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





Havilands are pleased to offer For Sale, this FIVE BEDROOM SEMI-DETACHED HOUSE located on Oakwood Avenue, N14. Offering over 1,800 sqft of living space arranged across two floors, the property comprises Five Bedrooms, a Family Bathroom, Through-Lounge, Dining Room and Kitchen. Additional benefits include off-street parking, an integral garage, and a beautiful tiered rear garden extending over 100ft in length. The home has also benefitted from a new roof in recent years, and there's excellent potential to extend further (STPP), both to the rear and into the loft.

An ideal family home, this property sits in a highly sought-after location for those considering schooling options. It falls within the catchment area for several well-regarded local schools including West Grove, Osidge and St Andrew's CofE Primary Schools, as well as Ashmole Academy and Southgate School. A selection of respected independent schools — such as Keble and Salcombe Prep Schools and Palmers Green High School — are also within easy reach.

For commuters, Southgate Underground Station is just a short walk away, providing direct Piccadilly Line services into central London with easy connections to Overground and National Rail links along the route. The A406 is also nearby, offering convenient road access in and around London. Southgate town centre is close at hand too, with an excellent choice of amenities including Southgate Leisure Centre, M&S Food Hall, Asda supermarket, and a vibrant mix of cafés, bars and restaurants.

This spacious home combines comfort, convenience and potential — viewing is highly recommended to appreciate all that it has to offer.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 29(F); Potential 83(B)

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Approximate Gross Internal Area 1806 sq ft – 167 sq m  
 Ground Floor Area 884 sq ft – 82 sq m  
 First Floor Area 725 sq ft – 67 sq m  
 Outbuilding Area 197 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>83</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         | <b>29</b>               |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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 come by and meet the team  
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