



ASKING PRICE

£950,000 Freehold
Oakwood Avenue

N14



PROPERTY SUMMARY

Set within a desirable residential turning in Southgate, Oakwood Avenue is an impressive five-bedroom family residence extending to approximately 1,804 sq ft. Offering substantial proportions, versatile accommodation, a private driveway and excellent scope for enhancement, the property presents a rare opportunity to create a highly individual family home.

The ground floor centres around an expansive reception room, providing an elegant setting for both entertaining and everyday family life. A further reception room offers additional flexibility, complemented by a separate dining room ideal for formal occasions and family gatherings. The fitted kitchen and integral garage further enhance the practicality of the accommodation.

The first floor provides five bedrooms, comprising four generously proportioned rooms and a further single bedroom, together with a well-appointed family bathroom. To the rear, a substantial outbuilding provides valuable additional space, suitable for storage, home working or alternative uses, subject to the necessary consents.

Further potential exists to extend to the rear and into the loft, subject to planning permission, offering the opportunity to significantly enhance the existing accommodation and create a bespoke long-term residence.

Oakwood Avenue is ideally positioned for the amenities of Southgate, Oakwood and Winchmore Hill, with shops, cafés and restaurants nearby. Southgate Underground Station, served by the Piccadilly Line, is within a short walk. The area is also well regarded for its selection of well-regarded schools, subject to catchment and admissions criteria, while a variety of green spaces are within easy reach.

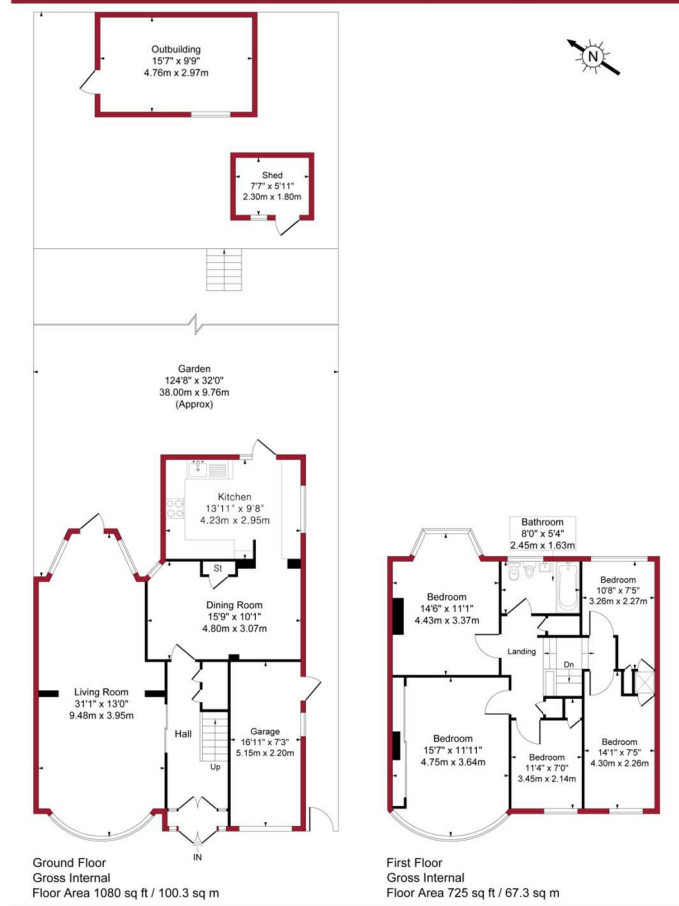
Combining approximately 1,804 sq ft, five bedrooms, multiple reception spaces, a separate dining room, private driveway and excellent extension potential, this is a substantial family home in a highly regarded North London setting.





Oakwood Avenue, London, N14

Approximate Gross Internal Area = 1805 sq ft / 167.6 sq m
(Including Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Transport:

Southgate is exceptionally well connected, making it a highly desirable location for commuters and families alike. London Underground services are available from Southgate Underground Station (Piccadilly Line), providing direct access into Central London, King's Cross, Covent Garden, and Heathrow Airport. The area is also served by a comprehensive network of local bus routes connecting Southgate with Palmers Green, Winchmore Hill, Oakwood, Enfield, and surrounding areas. Convenient road links via the A406 North Circular and M25 further enhance accessibility.

Shopping & Leisure:

Southgate offers an excellent selection of local amenities centred around its charming high street and the popular Southgate Circus. Residents can enjoy a wide variety of independent cafés, restaurants, boutiques, supermarkets, and everyday conveniences. The area is also well known for its abundance of green open spaces, including the highly regarded Grovelands Park, offering picturesque lakes, walking trails, tennis courts, and open recreational areas. Southgate combines a strong community atmosphere with excellent leisure facilities, making it one of North London's most sought-after residential locations.

Directions to office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay and display parking along Green Lanes and nearby.



House

Freehold

Council: Enfield

Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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