

Sheringham Avenue, N14

£1,175,000

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- Beautifully Renovated Four Bedroom Semi-Detached Property
- Open Plan Kitchen/Diner
- Utility Room and Garage
- Bi-Fold Doors to the Garden
- Master Suite with Walk In Wardrobe and En-Suite
- Brick-Built Outbuilding
- Close Proximity of Oakwood Tube Station
- Large Driveway for Several Vehicles
- Underfloor Heating in Kitchen, Garage & Outbuilding
- In Catchment for Several Sought after Schools Including Grange Park Primary, Wolfson Hillel Primary (OUTSTANDING), Vita Et Pax Independent and Southgate Secondary schools

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

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Havilands are delighted to present this FOUR BEDROOM SEMI-DETACHED HOUSE located on Sheringham Avenue, N14, within 5 minutes' walk of Oakwood park.

The downstairs living space has recently been renovated to a very high standard, with underfloor heating in the kitchen, garage & outhouse, and a rear reception with bi-fold doors to the garden. The high-end, open-plan kitchen/diner offers integrated appliances and ample storage. Additionally, the property holds a bright front reception room, utility room, garage and downstairs cloakroom.

The first floor features an impressive master suite, with walk-in wardrobe and luxury en-suite shower room. In addition there are three further bedrooms plus a superb 4-piece family bathroom.

The rear garden is landscaped and has an astro-turf lawn, borders and a large patio area as well as a brick built outbuilding with more storage, perfect for a home office. The property also has a driveway for several vehicles.

Commuters will appreciate the convenient access to transport links, within ten minutes' walk of Oakwood Underground Station, offering direct services into central London (Kings Cross appx. 30 minutes) with connections to Overground, Underground and Thameslink services en-route. The property also enjoys easy access to several local bus routes.

The property is conveniently located for green spaces including Oakwood Park and Trent Park. For families the property is in catchment for several sought after schools including Grange Park Primary, Wolfson Hillel Primary (OUTSTANDING), Vita Et Pax Independent and Southgate Secondary schools. Viewing highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (2026/27 £3,779.45)

EPC Rating: Currently 69C Potentially 82B

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

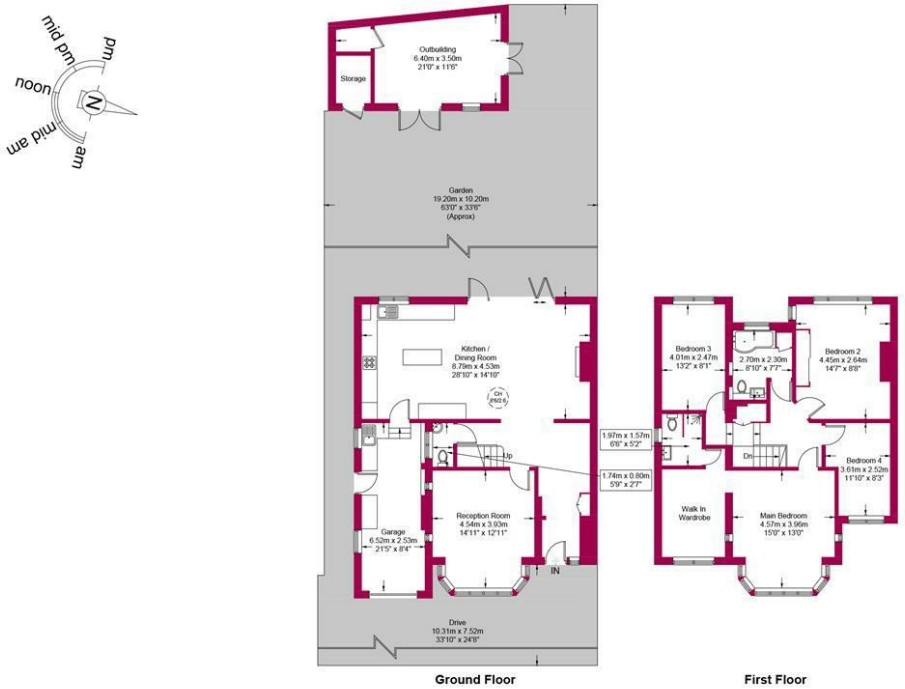
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Approximate Gross Internal Area = 2141 sq ft / 198.9 sq m

Outbuilding = 225 sq ft / 20.9 sq m



Energy Efficiency Rating

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

RICS Certified Property Measurer

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