Wellston Crescent,

Offers Over £1,000,000

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- Four Bedroom Townhouse
- Integral Garage
- En-Suite to Master Bedroom
- Downstairs WC
- Walking Distance to Oakwood Underground Station (Piccadilly)
- Within Catchment of West Grove & Osidge Primary Schools
- Within Catchment of Ashmole Academy & Southgate School
- Local Shops & Amenities inc. Asda Nearby
- Trent, Oakwood & Grovelands Park Within Easy Reach

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

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Havilands are pleased to offer For Sale, this FOUR BEDROOM TOWNHOUSE located on Wellston Crescent, N14. Offering 2114qft of living space across three floors, the property is comprised of: four double bedrooms with en-suite to the master bedroom, family bathroom, home office, lounge, spacious kitchen/diner and downstairs cloakroom. The property also benefits from an integral garage as well as off-street parking and a southerly facing garden.
An ideal family home, the property is positioned within walking distance of Oakwood Underground Station (Piccadilly) offering direct rail links into central London with connections to Overground, National Rail & Thameslink services. Also within walking distance of the house are a range of local shops and amenities along Bramley Road and central Southgate including Asda, Tesco Express and Oakwood Library.
The house falls within the catchment areas of sought after local schools including West Grove and Osidge Primary Schools as well as Southgate School and Ashmole Academy with independent schools also nearby including Palmers Green High School, Keble and Salcombe Prep Schools. Also nearby are Trent, Oakwood & Grovelands Parks offering a wide range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band G (£3606.70 25/26)
EPC Rating: Current 89(B); Potential 90(B)

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

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Wellston Crescent, N14

Approximate Gross Internal Area = 2114 sq ft / 196.4 sq m

Restricted Height = 14 sq ft / 1.3 sq m

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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(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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come by and meet the team

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