



Chelmsford Road, N14

£700,000

Havilands

the advantage of experience



- Charming Four Bedroom Terrace Property
- 1,477 Sq Ft of Living Space Across Three Floors
- 27Ft Garden and Large Garage to Rear
- Two Reception Rooms and Downstairs W/C
- Within Easy Reach of Southgate Underground (Piccadilly line) and Southgate High Street with it's Abundance of Shops, Cafes and Amenities
- In Catchment of Several Sought After Schools including St Andrews CofE Primary, West Grove and Osidge Primary and Ashmole Academy Secondary School



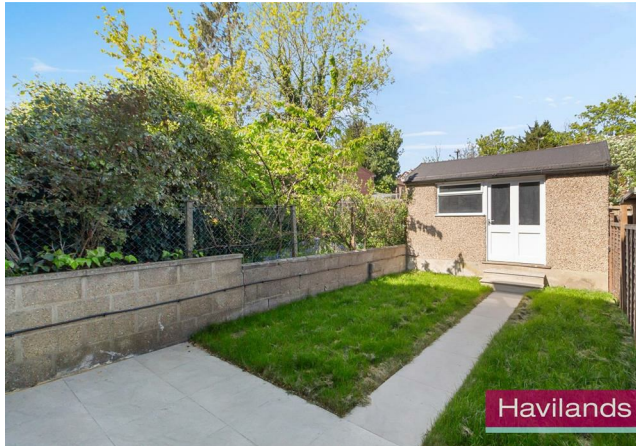
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



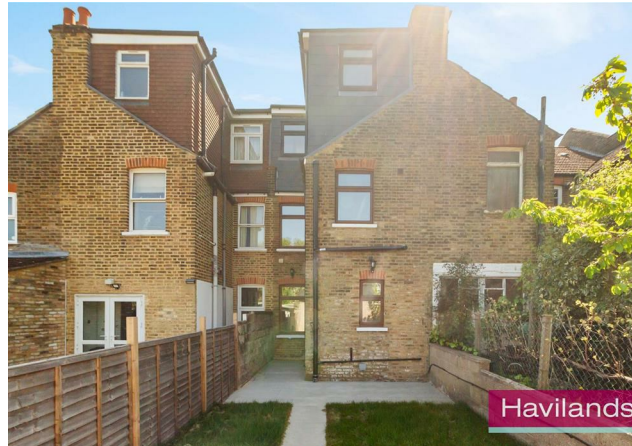
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Havilands are pleased to present for sale this CHARMING, FOUR BEDROOM, TERRACED PROPERTY on Chelmsford Road, N14. Newly refurbished throughout the property offers 1,477 sq ft of living space across three floors and benefits from a large garage to rear. The property itself is comprised of two reception rooms, kitchen and downstairs w/c on the ground floor. Up on the first floor there are two bedrooms and family bathroom. Further up on the second floor there are two more bedrooms. Outside the well kept garden extends to 27ft and leads to a large garage to rear with huge potential. Ideally located within easy reach of Southgate Underground (Piccadilly line) and Southgate High Street with it's abundance of shops, cafes and amenities. Plus green spaces including Oakwood Park are close by. For families the property is in catchment of several sought after schools including St Andrews CofE primary, West Grove and Osidge Primary and Ashmole Academy Secondary school. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: D (2025/26 £2,267.67)

EPC: Currently 69C Potentially 80C

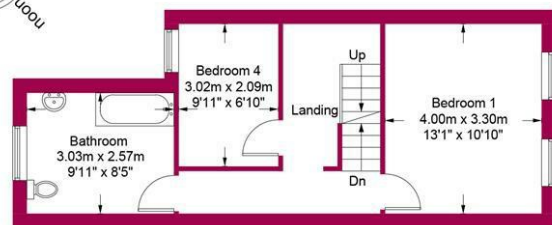
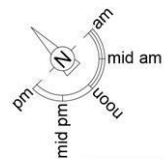
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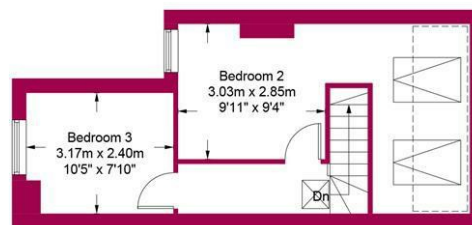
Approximate Gross Internal Area = 1477 sq ft / 137.2 sq m

Restricted Height = 52 sq ft / 4.8 sq m

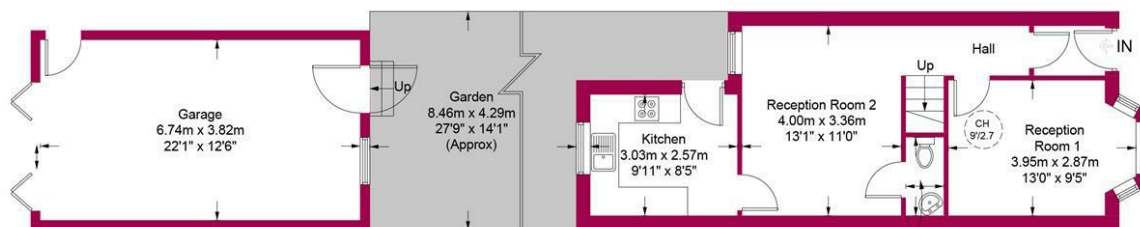
Garage = 275 sq ft / 25.6 sq m



First Floor



Second Floor



Ground Floor

## Energy Efficiency Rating

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



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Property  
Measurer

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come by and meet the team

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