



# Wolves Lane, London

Offers In Excess Of £750,000

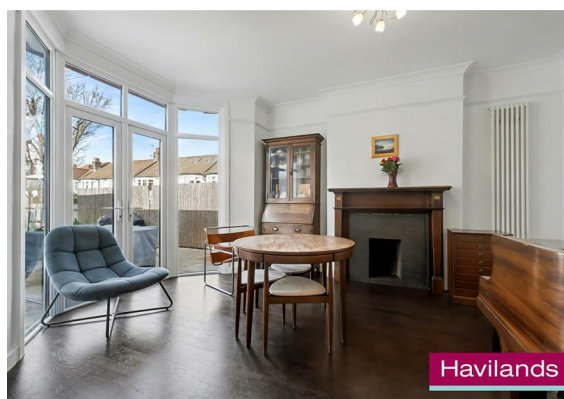
**Havilands**

the advantage of experience





- Four-bedroom semi-detached family home
- Over 1600sqft of well-arranged living space
- Two reception rooms plus utility room
- Downstairs shower room & family bathroom
- Rear garden extending to approx. 65' with outbuilding complete with Air-Con, Power & Lighting.
- Off-street parking
- Potential to extend into loft and to the rear (STPP)
- Period features including bay windows & fireplaces
- Within catchment of St Michael at Bowes CofE, Tottenhall Infant & St Thomas More RC Schools
- Walking distance to Bowes Park (Moorgate approx. 20 mins) & Bounds Green (Piccadilly Line)



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



Havilands are pleased to offer For Sale this FOUR BEDROOM SEMI-DETACHED HOUSE located on Wolves Lane, N13. Offering in excess of 1600sqft of living space, the property is comprised of: Four Bedrooms, Family Bathroom, Reception Room, Dining Room, Utility Room and Downstairs Shower Room. The property also benefits from off-street parking, a rear garden extending to approx. 65' in length, an outbuilding complete with air-conditioning, power and lighting. The house also offers potential to extend into the loft and to the rear (STPP).

An ideal family home, the property falls within catchment of several well-regarded schools including, but not limited to, St Michael at Bowes CofE Primary School, Tottenham Infant School and St Thomas More RC School. Families will also appreciate the abundance of green space nearby, with Tottenham Recreation Ground just a short walk away.

Commuters are well served, with excellent access to both the A406 and A10 providing swift road links across London. The house is within walking distance of Bowes Park Mainline Station (Moorgate approx. 20 mins) and Bounds Green Underground Station (Piccadilly Line), both offering direct rail connections into central London with further links to Overground and Thameslink services en route.

Blending modern conveniences with charming period features such as fireplaces, original flooring in the entrance hallway and bay windows, this is a home that offers comfort, character and future potential. Early viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

EPC Rating: Current 53(E) Potential 77(C)

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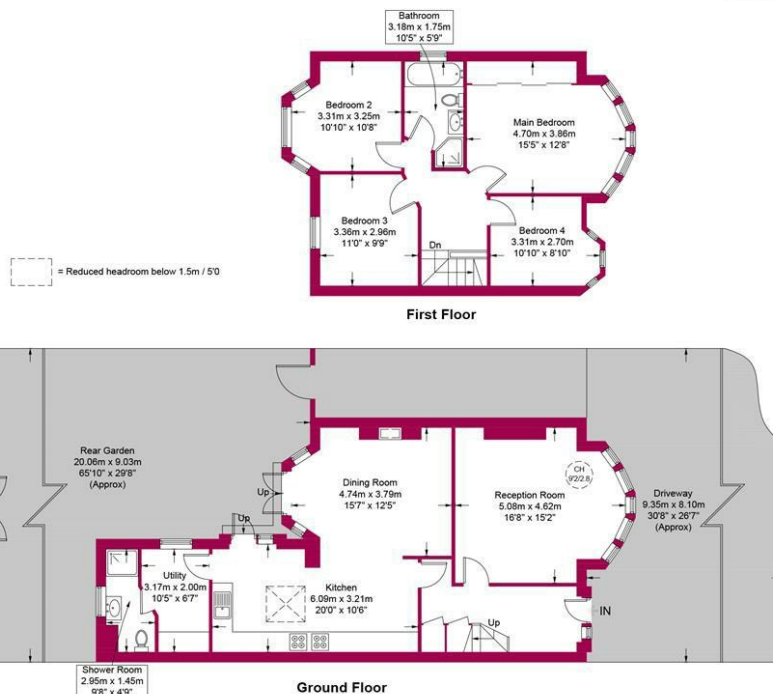
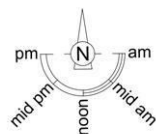


## Wolves Lane, N13

Approximate Gross Internal Area = 1611 sq ft / 149.7 sq m

Restricted Height = 2 sq ft / 0.2 sq m

Outhouse = 174 sq ft / 16.2 sq m



## 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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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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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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come by and meet the team

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