



Chelmsford Road, N14

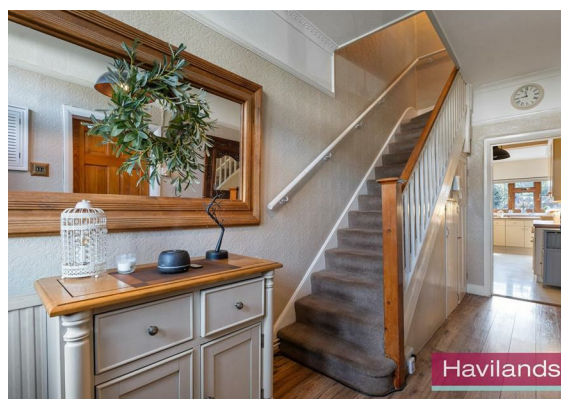
£775,000

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- Three Bedroom End of Terrace Property
- Off Street Parking
- 84ft Garden with Summer House, Kitchenette and Shower Room
- Within Easy Reach of Southgate Underground (Piccadilly Line)
- In Catchment for Several Sought After Schools including St Andrew's CofE and Ashmole Primary (Ofsted rated Outstanding)



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



Havilands are pleased to present this THREE BEDROOM END OF TERRACE PROPERTY on Chelmsford Road, N14. Offering off street parking, 1,453 sq ft of living space and a substantial garden room the property is comprised of reception room, dining room and kitchen on the ground floor and three bedrooms and family bathroom on the first floor. Outside the South East facing, low maintenance garden extends to an impressive 84ft, has gated side access and features a summer house with shower room and kitchenette.

The property is within easy reach of Southgate Underground (Piccadilly Line) and amenities along Southgate High Street, plus green spaces including Grovelands and Oakwood Parks. The property also benefits from being in catchment for several sought after schools including St Andrew's CofE and Ashmole Primary (Ofsted rated Outstanding). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2025/26 £2,644.91)

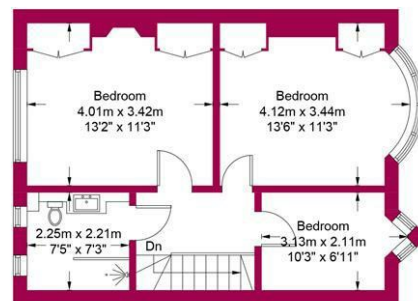
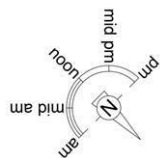
EPC: Currently 52E Potentially 77C

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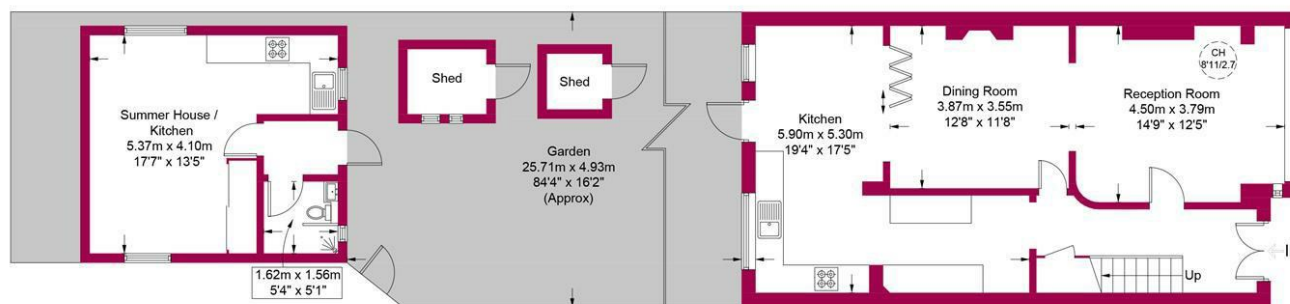
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Approximate Gross Internal Area = 1453 sq ft / 135.0 sq m

Outbuilding = 270 sq ft / 25.1 sq m



First Floor



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(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.



**Certified
Property
Measurer**

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come by and meet the team

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