



Charter Way, London

Offers Over £700,000

Havilands

the advantage of experience



- 4 Bed Mid Terraced Family Home
- Chain Free
- Off-Street Parking
- Potential to Extend into Loft (STPP)
- Downstairs Shower Room
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of West Grove, St. Andrew's CofE & Osidge Primary Schools
- Within Catchment of Southgate School
- Local Shops & Amenities Nearby inc. M&S Food Store & Southgate Leisure Centre
- Raised Patio

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



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM HOUSE located on Charter Way, N14. Offering 1249sqft of living space, the property is comprised of four bedrooms, family bathroom, through-lounge, dining room, kitchen and downstairs shower-room. The house also benefits from off-street parking by means of a driveway for two vehicles.

The house is ideally located for commuters with Southgate and Oakwood Underground Stations (Piccadilly) both within walking distance offering direct links into central London with connections to Overground, Thameslink and National Rail services. The property also falls within the catchment area of a number of sought after schools including West Grove, St. Andrew's CofE & Osidge Primary Schools as well as Southgate School. The property is also within easy reach of local shops and amenities in central Southgate including M&S Food Store, ASDA and Southgate Leisure Centre. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

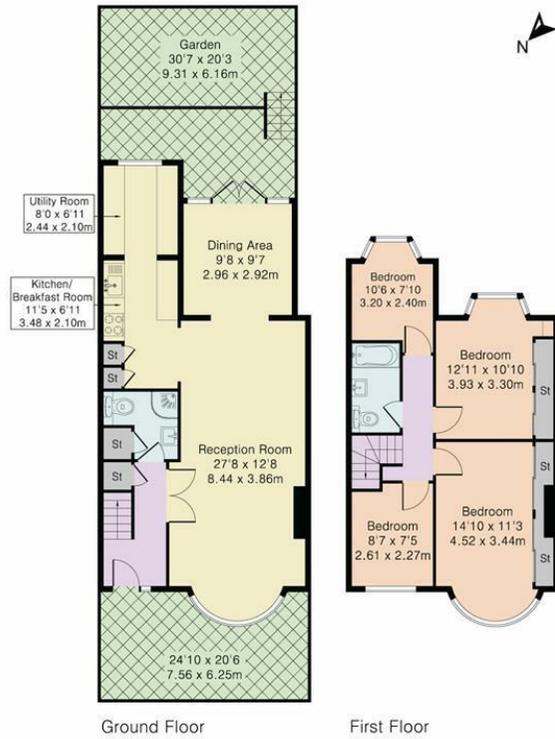
Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 73(C); Potential 85(B)

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Approximate Gross Internal Area 1249 sq ft – 116 sq m
 Ground Floor Area 704 sq ft – 65 sq m
 First Floor Area 545 sq ft – 51 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY

