

Minchenden Crescent, N14

Offers In Excess Of £1,250,000

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- Attractive Four Bedroom, Two Bathroom Semi-Detached Property
- Off Street Parking and Integrated Garage
- Close to Picturesque Conservation Area Southgate Green
- Excellent Transport Links; Arnos Grove Underground (Piccadilly line), Palmers Green National Rail (Moorgate approx. 25 mins) and Local Bus Routes Close By
- Convenient for Local Shops, Cafes and Amenities along Palmers Green High Street and Southgate High Street
- In Catchment of Sought After Schools including Walker Primary, St Monica's RC Primary and Ashmole Academy, St Anne's RC School for Girls and Laurel Park Secondary School
- Mature 90ft Garden

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

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Havilands are delighted to present this ATTRACTIVE, FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY on Minchenden Crescent, N14. Offering 1877sq ft of living space across two floors the property benefits from off street parking, period features including stained glass window and highly sought after location.

The property itself is comprised of elegant entrance hall, reception room, modern kitchen with breakfast bar, dining room, w/c and integrated garage on the ground floor. Up on the first floor there are four good sized bedrooms, with built in storage to the master bedroom and en-suite to another bedroom, plus family bathroom. Outside the well kept, mature garden extends to 90ft .

Ideally located on a tree lined road backing onto prestigious Cannon Hill and close to picturesque conservation area Southgate Green. The property offers excellent transport links with Arnos Grove Underground (Piccadilly line), Palmers Green National Rail (Moorgate approx. 25 mins) and local bus routes close by and ease of access to A406 North Circular Road. The property is also convenient for local shops, cafes and amenities along Palmers Green High Street and Southgate High Street.

For families the property is in catchment of sought after schools including Walker Primary, St Monica's RC Primary and Ashmole Academy, St Anne's RC School for Girls and Laurel Park Secondary school. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (2026/27 £3,779.45)
EPC: Currently 67D Potentially 80C

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Approximate Gross Internal Area = 1877 sq ft / 174.3 sq m
(Including Shed & Garage)

Shed = 52 sq ft / 4.8 sq m

Garage = 109 sq ft / 10.1 sq m



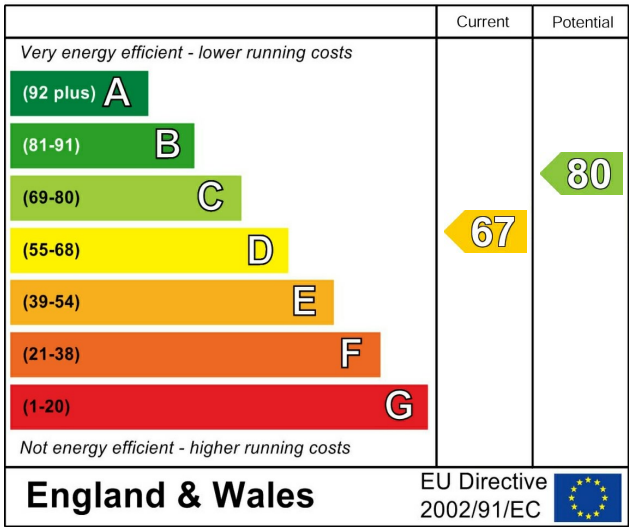
Ground Floor **First Floor**

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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



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