



Farmleigh, N14

£799,000

Havilands

the advantage of experience



- Chain Free, Three Bedroom, Two Bathroom Detached Property
- Generous Corner Plot with Potential to Extend (STPP)
- Off Street Parking and Double Garage
- Convenient for Southgate High Street, Amenities and Southgate Underground (Piccadilly Line)
- In Catchment of West Grove Primary, St Andrew's CofE Primary and Wolfson Hillel Primary (OUTSTANDING) as well as Ashmole and Southgate Secondary Schools



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



Havilands are delighted to offer this CHAIN FREE, THREE BEDROOM, TWO BATHROOM, DETACHED PROPERTY on Farmleigh, N14. Offering 1,709 sq ft of living space the property benefits from large corner plot, off street parking, detached double length garage and 65ft garden. The property itself is comprised of porch entrance, open plan reception/ dining room, large L shaped kitchen and downstairs shower room. Up on the first floor there are three bedrooms and family bathroom. Outside the generous corner plot garden extends to 65ft and offers scope to extend (STPP).

Ideally located on this peaceful turning, within easy reach of Southgate High street, with its abundance of independent cafes shops, Asda supermarket and Southgate Underground (Piccadilly line).

This family home also benefits from being in catchment for West Grove Primary, St Andrew's CofE Primary and Wolfson Hillel Primary (OUTSTANDING) as well as Ashmole and Southgate secondary schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2026/27 £3,275.52)

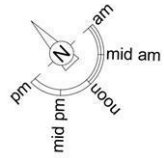
EPC: Currently 58D Potentially 83B

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Approximate Gross Internal Area = 1709 sq ft / 158.8 sq m
(Including Garage)

Garage = 320 sq ft / 29.7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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