

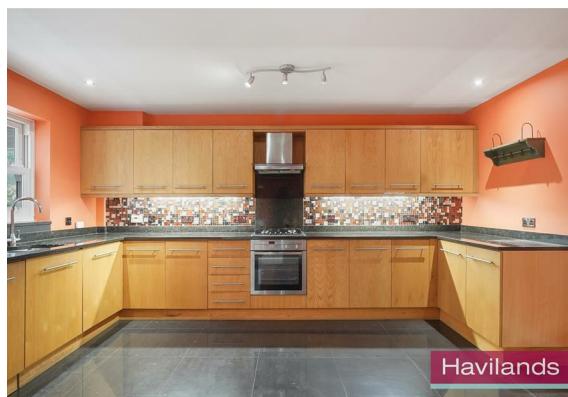


Macleod Road, London

£670,000

Havilands

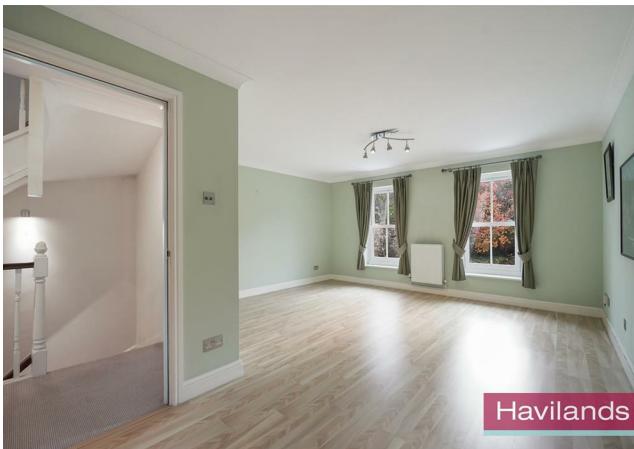
the advantage of experience



- Four Bedroom Townhouse
- Chain Free
- Integral Garage & Off-Street Parking
- Downstairs Cloakroom
- Within Catchment of Merryhills, Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Walking Distance to Grange Park Mainline Station & Oakwood Underground Station
- Local Shops & Amenities Nearby inc. Sainsburys Supermarket.

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

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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM TOWNHOUSE located on Macleod Road, N21. Situated in the ever popular Highlands Village, the property offers 1700sqft of living space across three floors and is comprised of: two double bedrooms with Jack & Jill en-suite bathroom, two single bedrooms, family bathroom, lounge, kitchen/diner, conservatory and downstairs cloakroom. Additionally, the property boasts underfloor heating in the kitchen, conservatory and bathroom, central water softener with electric pump for showers and a boarded loft. The house also benefits from an integral garage, off-street parking and a professionally landscaped rear garden. An ideal family home, the property is located within the catchment area of some of the areas most sought after schools including Merryhills, Eversley & Grange Park Primary Schools as well as Highlands School. Within walking distance are both Grange Park Mainline Station (Moorgate approx 30 mins) and Oakwood Underground Station (Piccadilly) both offering connections to Overground and Thameslink services. The property is within walking distance of a number of local shops and amenities including Sainsburys supermarket (Highlands Village) with Waitrose, Asda and Tesco supermarkets also within easy reach. Viewing is highly recommended.

Property Information:

Tenure: Freehold

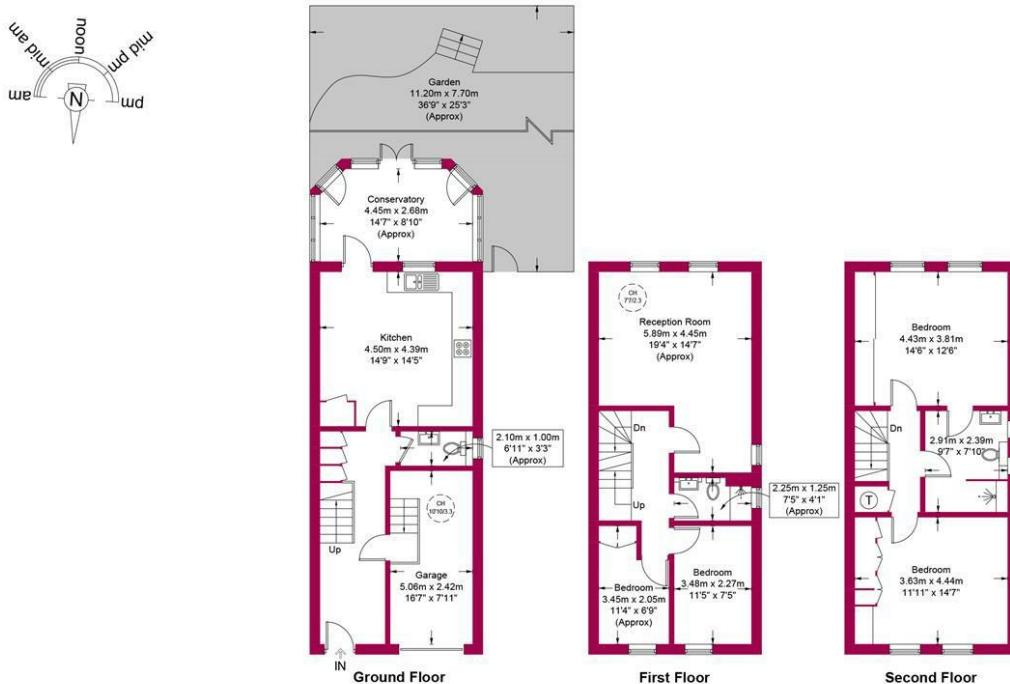
Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

EPC Rating: Current 70(C); Potential B(83)

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

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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | |
| (69-80) C | 70 | |
| (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 |
| | | |

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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