



# Oakwood Crescent, N21

£850,000

Havilands

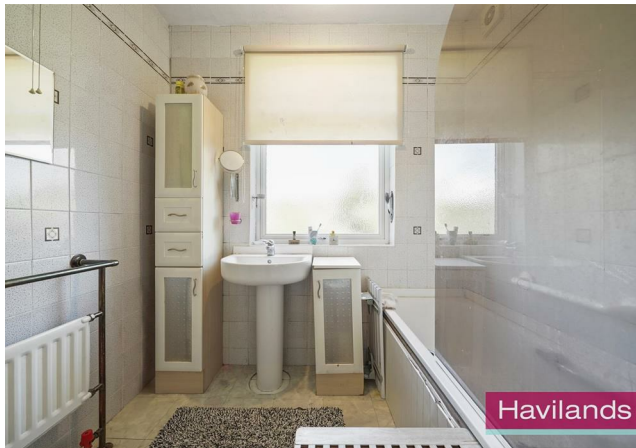
the advantage of experience



- Charming, Three Bedroom, Semi-Detached Property
- 121 ft Garden
- Off Street Parking and Garage to Side
- Period Features Throughout
- Convenient for Oakwood Underground (Piccadilly Line) and Grange Park National Rail (Moorgate approx. 30 mins)
- Local Shops, Amenities and Several Green Spaces including Oakwood Park and Grovelands Park Close By
- In Catchment for Several Sought After Schools Including Eversley Primary (OUTSTANDING) Grange Park Primary and Highlands Secondary (OUTSTANDING)



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



Havilands are delighted to present for sale this CHARMING, THREE BEDROOM, SEMI-DETACHED PROPERTY on Oakwood Crescent N21. Offering 1,309sq ft of living space the property benefits from off street parking, garage, an impressive 121ft garden and period features throughout. The property itself is comprised of reception room, dining room, kitchen and garage on the ground floor. Up on the first floor there are three bedrooms and a family bathroom. Outside the garden extends to 121ft.

Ideally located for transport links the property is within easy reach of Oakwood Underground (Piccadilly Line) and Grange Park National Rail (Moorgate approx. 30 mins) as well as various bus routes. Plus local shops, amenities several green spaces including Oakwood Park and Grovelands Park are all close by. For families the property is in catchment for several sought after schools including Eversley Primary (OUTSTANDING) Grange Park Primary and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2026/2027 £3,275.52)

EPC: Currently 52E Potentially 82B

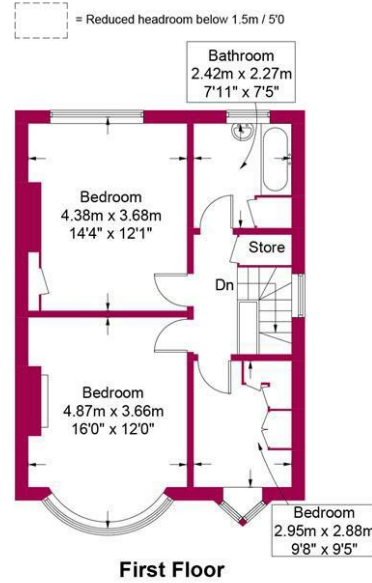
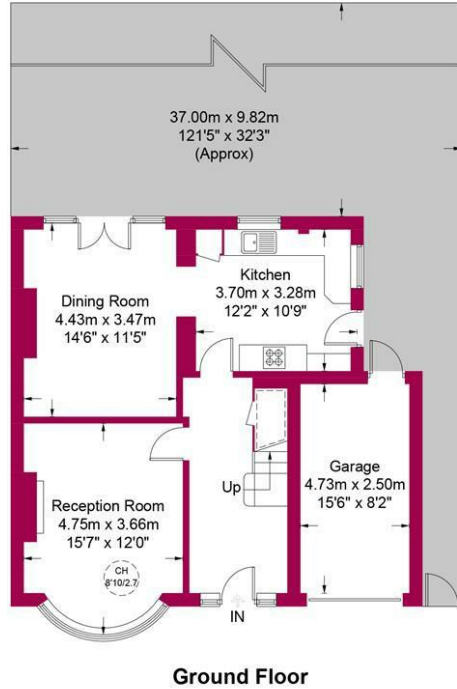
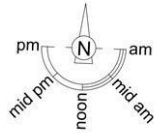
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# Oakwood Crescent, N21

Approximate Gross Internal Area = 1309 sq ft / 121.6 sq m

Restricted Height = 11 sq ft / 1.0 sq m

Garage = 130 sq ft / 12.1 sq m



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>52</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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