



Knoll Drive, N14

£780,000

Havilands

the advantage of experience



- Chain Free - no onward chain for a smooth purchase
- Over 1,600 sq ft of versatile living space
- Four bedrooms, including a ground-floor en-suite bedroom
- Spacious through-lounge plus separate kitchen/diner
- Off-street parking via private driveway
- Generous rear garden with summerhouse
- Scope to extend into loft and to the side (STPP)
- Excellent school catchment including Monkfrith, Osidge & Ashmole Academy
- Great transport links - Southgate Underground (Piccadilly Line), A406 & M25 nearby



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



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Havilands are thrilled to offer CHAIN FREE this spacious FOUR-BEDROOM semi-detached family home on the ever-popular Knoll Drive, N14. Boasting over 1,600 sq ft of versatile living space, this property combines comfort, convenience and potential. The ground floor features a bright through-lounge, a well-proportioned kitchen/diner, utility room, downstairs WC, plus a fourth bedroom complete with en-suite – ideal for guests or multi-generational living. Upstairs, three further bedrooms and a family bathroom complete the accommodation. Outside, a private driveway provides off-street parking, while the generous rear garden with summerhouse offers a perfect setting for entertaining or relaxation. Further potential exists to extend to the side or into the loft (STPP), giving scope to grow with your family.

Perfectly placed for families, the property falls within catchment for highly regarded schools including Monkfrith, Osidge & Brunswick Park Primaries and Ashmole Academy. Excellent transport links make commuting simple, with Southgate Underground Station (Piccadilly Line) close by for direct access into central London, alongside convenient road links via the A406 and M25.

Just moments from Southgate's bustling centre, residents can enjoy an excellent mix of shops, cafés and supermarkets such as Asda and M&S Foodhall, as well as leisure facilities at Southgate Leisure Centre. For outdoor lovers, Oak Hill Park is on the doorstep, offering acres of green space, tennis courts, pitch & putt and a children's play area. A superb family home with space, location and potential – viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Barnet Council

Council Tax: Band F (£2940.20 25/26)

EPC Rating: Current 70(C); Potential 77(C)

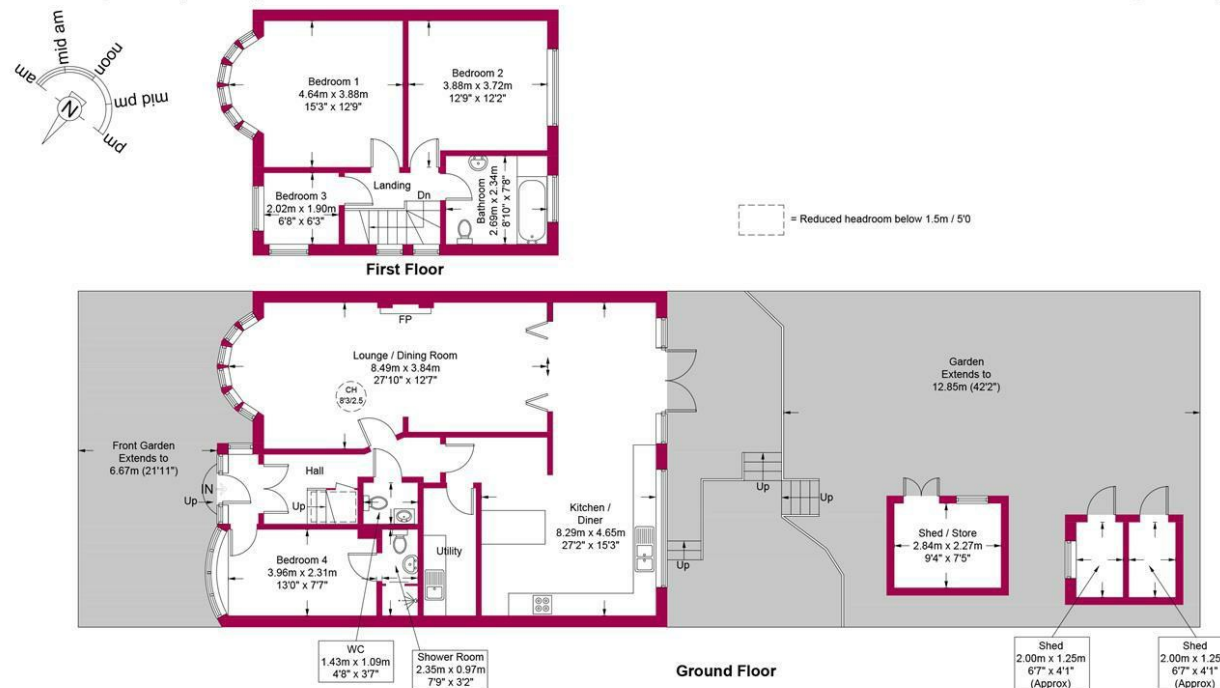
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Approximate Gross Internal Area = 1634 sq ft / 151.8 sq m

Restricted Height = 12 sq ft / 1.1 sq m

Outbuildings = 126 sq ft / 11.7 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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**

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come by and meet the team

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