



Lakenheath, N14

Guide Price £975,000

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- Four-bedroom semi-detached house on highly sought-after Lakenheath, N14
- Approx. 1,710 sq ft of spacious and versatile living accommodation
- Lounge, dining room, kitchen, utility room, and two WCs
- Integral garage, off-street parking, and 55 ft rear garden
- Potential to extend (STPP) to rear and into loft
- Convenient for top local schools – Eversley, St. Andrew's CofE, West Grove, Wolfsen Hillel, and Southgate School
- Walking distance to Oakwood Underground Station (Piccadilly Line)
- Easy links to central London, Overground, Thameslink, and National Rail
- Combines period charm (fireplaces, coving) with modern finishes
- Close to Trent Park, Oakwood Park, and Grovelands Park; viewing highly recommended

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



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Havilands are delighted to present this wonderful four-bedroom semi-detached family home on one of Southgate's most sought-after roads, Lakenheath, N14. Offering around 1,710 sq ft of well-proportioned living space across two floors, the property comprises four bedrooms, a family bathroom, separate WC, bright lounge, formal dining room, modern kitchen, utility room, and downstairs WC. Additional benefits include an integral garage, off-street parking, and a beautiful rear garden extending to approximately 55 feet. There is also potential to extend (STPP) to the rear and into the loft, making this an exciting opportunity to further enhance the home.

Perfectly positioned for families, the property is convenient for several highly regarded local schools, including Eversley Primary (OUTSTANDING) St. Andrew's CofE, West Grove, and Wolfson Hillel Primary (OUTSTANDING), as well as Southgate School. Commuters will appreciate the convenience of being within walking distance of Oakwood Underground Station (Piccadilly Line), providing direct access to central London and easy connections to Overground, Thameslink, and National Rail services.

Blending character and comfort, this lovely home retains period features such as fireplaces and decorative coving while offering modern finishes throughout. Nearby green spaces including Trent Park, Oakwood Park, and Grovelands Park provide beautiful surroundings for recreation and family activities all year round.

Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

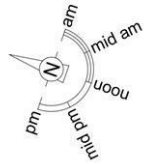
Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 63(D); Potential 81(B)

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

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Approximate Gross Internal Area = 1710 sq ft / 158.9 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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.



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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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