



Oaktree Avenue, N13

Offers In Excess Of £750,000

Havilands

the advantage of experience



- Three-bedroom family home on Oaktree Avenue, N13, on the border of Palmers Green and Winchmore Hill
- 1,273 sq ft of well-planned living space
- Open-plan kitchen, dining, and living area creating a natural hub for family life
- Separate lounge providing a quiet retreat
- Family bathroom and downstairs WC for convenience
- Off-street parking for two cars and rear garden extending over 50'
- Potential to extend into the loft (STPP)
- Retains period charm with fireplaces and coving, alongside modern finishes including an electric car charging point
- Within catchment of Highfield & St. Monica's RC Primary Schools, Winchmore School, with independent options including Keble and Palmers Green High nearby
- Excellent transport links: A10 and A406 for road travel, Winchmore Hill Mainline Station within walking distance with direct services to Moorgate (approx. 30 mins)



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



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Havilands are pleased to offer For Sale, this THREE BEDROOM HOUSE on Oaktree Avenue, N13. Situated on the border of Palmers Green and Winchmore Hill, this ideal family home offers 1,273 sq ft of living space and comprises: three bedrooms, a family bathroom, lounge, open-plan kitchen/dining/living area, and downstairs WC. Combining modern finishes with period features such as fireplaces and coving, the property benefits from off-street parking for two cars with an electric car charging point, and a rear garden extending over 50', with scope to extend into the loft (STPP).

Designed with family life in mind, the home provides a flexible layout for busy mornings, relaxed evenings, or weekend entertaining. The partially open-plan kitchen, dining, and living area forms a natural hub, while the separate lounge offers a quiet retreat. The rear garden provides outdoor space for children to play or summer gatherings, and with loft potential, the house can grow with your family.

Well placed for families, it falls within catchment for Highfield Primary School and St. Monica's RC Primary School as well as Winchmore School, with independent options including Keble and Palmers Green High nearby.

Commuters benefit from excellent links: the A10 and A406 provide easy routes into central London and North London, while Winchmore Hill & Palmers Green Mainline Stations are within walking distance, offers direct services to Moorgate in around 30 minutes, with onward connections to Underground, Overground, and Thameslink.

Local amenities include Green Lanes with Sainsbury's, Waitrose, cafés, restaurants, and independent shops. Grovelands Park and Firs Farm Wetlands & Playing Fields are nearby, offering open green spaces for recreation and relaxation.

Property Information:

Tenure: Freehold

Local Authority Enfield Borough

Council Tax: Band E (£2664.91 25/26)

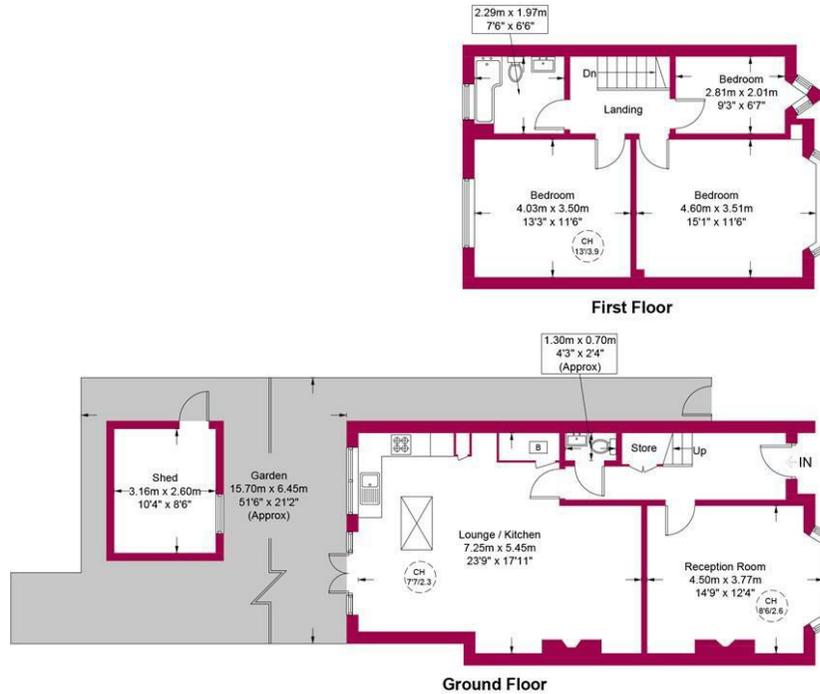
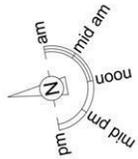
EPC Rating: Current 68(D); Potential 81(B)

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

Oaktree Avenue, N13

Approximate Gross Internal Area = 1273 sq ft / 118.3 sq m

Shed = 88 sq ft / 8.2 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	68	
(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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 come by and meet the team
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