The Woodlands, N14

£800,000

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- Chain Free, Recently Refurbished, to a High Standard, Four Bedroom Semi-Detached House
- Brand New Block Paved Driveway
- Newly Fitted Kitchen and Bathroom
- Within Catchment of Osidge & Ashmole Primary Schools & Ashmole Academy
- Walking Distance to Southgate Underground Station (Piccadilly)
- Good Security Features inc. Alarm
- Off-Street Parking and Detached Garage to Rear
- Potential to Extend (STPP)
- Solid Wood Parquet Flooring
- Gas Central Heating & Double Glazed Throughout

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 RECENTLY REFURBISHED, FOUR BEDROOM SEMI-DETACHED HOUSE on The Woodlands, N14. Offering 1326sqft of living space across two floors, this ideal family home is comprised of: four bedrooms, newly fitted, family bathroom, through-lounge with attractive gas fireplace, newly fitted, modern kitchen and downstairs shower room & WC. The property also benefits from a good size rear garden, detached garage in the rear garden, off-street parking with brand new block paved driveway, as well as potential to extend (STPP) to the rear and into the loft. Additionally the property boasts solid wood flooring on the ground floor, good security features including alarm system and high quality shutters.

The house falls within the catchment area of some of the areas most sought after schools including Osidge & Ashmole Primary Schools as well as falling within catchment of Ashmole Academy. The property is also located walking distance to Southgate Underground Station (Piccadilly) offering direct rail links into central London with connections to Overground and Thameslink services.

The house is also within walking distance of a number of shops and amenities in central Southgate including Asda and M&S Food Stores. Furthermore the town centre offers a number of pubs, bars, cafes and restaurants. There is green space nearby with Brunswick Park, Grovelands Park & Oak Hill Park all within easy reach of the property offering a range of social and leisure activities throughout the year. Finished to a high standard throughout, viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:
Tenure: Freehold
Local Authority: Barnet
Council Tax: Band F (£2806.90 24/25)
EPC Rating: Current 55(D); Potential 87(B)

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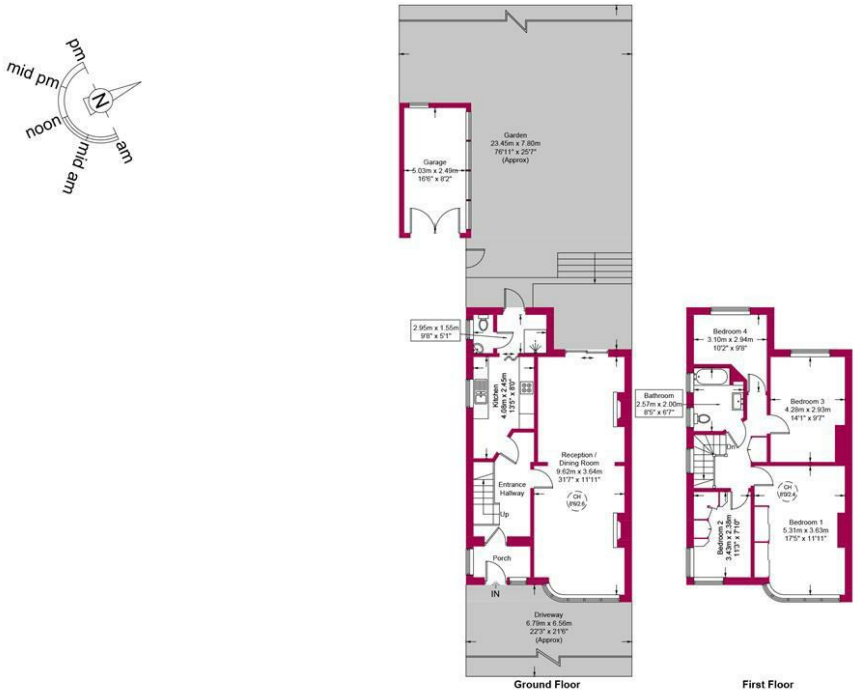
The Woodlands, N14

Approximate Gross Internal Area = 1326 sq ft / 123.2 sq m

Garage = 136 sq ft / 12.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(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.

RICS Certified Property Measurer

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come by and meet the team
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