



Oakwood Crescent, London

£1,100,000

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the advantage of experience



- Four bedroom semi-detached family home
- Nearly 1,900 sqft of accommodation arranged over three floors
- Three double bedrooms including en-suite to the Master bedroom
- Through-lounge, fitted kitchen, utility room and downstairs WC
- Approx. 90ft South-facing rear garden
- Detached 310 sqft garden office ideal for home working or gym use
- Garage to side with off-street parking
- Potential to extend further (STPP)
- Catchment for Eversley Primary School (OFSTED: Outstanding), Grange Park Primary School & Highlands School
- Walking distance to Oakwood Underground Station (Piccadilly Line) & Grange Park Mainline Station (Moorgate approx. 30 mins)



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Havilands are delighted to offer For Sale this FOUR BEDROOM SEMI-DETACHED HOUSE ideally located on Oakwood Crescent, N21.

Positioned in the heart of Winchmore Hill, this well-proportioned family home offers almost 1,900 sqft of accommodation arranged over three floors. The layout comprises three double bedrooms, including an en-suite to the Master bedroom, a further single bedroom, family bathroom and additional WC. To the ground floor there is a welcoming through-lounge, fitted kitchen, separate utility room and downstairs WC.

Externally, the property benefits from off-street parking, a garage to the side and an impressive approx. 90ft South-facing rear garden, ideal for family use and entertaining. Set to the rear of the garden is a substantial detached garden office measuring approximately 310 sqft, providing an excellent space for home working, a studio or gym. There is also scope for further extension (STPP), offering excellent long-term potential.

The property is particularly well positioned for schooling, falling comfortably within the catchment of Eversley Primary School (OFSTED: Outstanding), as well as Grange Park Primary School and Highlands School. Commuters are equally well catered for, with Oakwood Underground Station (Piccadilly Line) and Grange Park Mainline Station both within walking distance, providing direct links into central London (Moorgate approx. 30 minutes).

A range of local shops and amenities can be found along Chaseville Park Road, with Sainsbury's supermarket conveniently located within Highlands Village. The area is also well served by green spaces, with Oakwood Park and Grovelands Park both nearby, offering excellent recreational facilities and community events throughout the year.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band (£3,125.81 - 2025/26)

EPC Rating: Current 62 (D); Potential 75 (C)

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

Oakwood Crescent, N21

Approximate Gross Internal Area = 2403 sq ft / 223.3 sq m

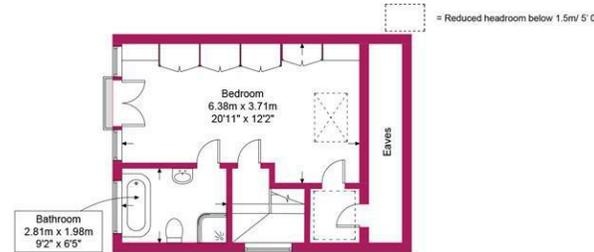
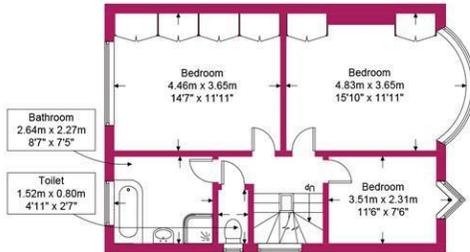
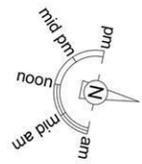
(Including Restricted Height, Shed, Garden Office & Garage)

Restricted Height = 19.3 sq ft / 1.8 sq m

Shed = 230 sq ft / 21.35 sq m

Garden Office = 310 sq ft / 28.86 sq m

Garage = 132 sq ft / 12.27 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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

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