



**Brycedale Crescent, London**

**£699,995**

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- Three bedroom detached family home
- Arranged over two floors with approx 1,291 sq ft of living space
- Principal bedroom with en-suite plus modern family bathroom
- Two reception rooms plus separate dining room
- Fitted kitchen and downstairs WC
- Off-street parking for two vehicles
- Within catchment of Walker Primary & St. Monica's RC Primary Schools
- Catchment for Ashmole Academy (highly regarded secondary)
- Walking distance to Arnos Grove Underground (Piccadilly Line)
- Close to Broomfield Park & Arnos Park offering excellent green space

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

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Havilands are pleased to offer For Sale this attractive THREE BEDROOM DETACHED HOUSE positioned on the ever-popular Brycedale Crescent, N14. Arranged over two well-proportioned floors and offering approximately 1,291 sqft of bright and versatile living accommodation, this appealing family home provides space, comfort and practicality in equal measure.

The accommodation comprises three bedrooms, including a principal bedroom with en-suite, a modern family bathroom, two reception rooms, a fitted kitchen, separate dining room and a convenient downstairs WC. Externally, the property further benefits from off-street parking for two vehicles, making it ideally suited to growing families.

The house is perfectly positioned for schooling, falling within the catchment of several highly regarded local schools, including Walker Primary School and St. Monica's RC Primary School, as well as Ashmole Academy, widely considered one of the Borough's most sought-after secondary schools.

For commuters, Arnos Grove Underground Station (Piccadilly Line) is within walking distance, providing direct access into central London alongside convenient connections to Overground and National Rail services. Road users are equally well served with easy access to the A406, offering excellent links across Greater London.

Green spaces are plentiful, with both Broomfield Park and Arnos Park nearby, providing open green areas, leisure facilities and year-round community activities. Viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Property Information:

Tenure: Freehold

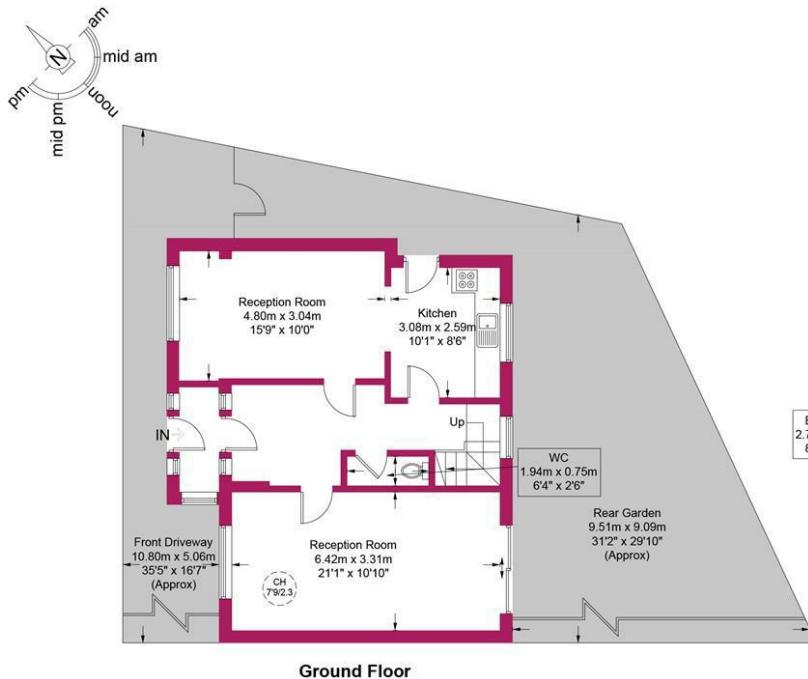
Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current 68(D); Potential 82(B)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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  
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Measurer