



Oakwood Park Road, Southgate, London, N14
Chain Free £775,000 Freehold

Anthony Webb
ESTATE AGENTS

Oakwood Park Road, Southgate, London, N14

Chain free 1930s built semi detached house offering four bedrooms, two bath/shower rooms, off street parking and private rear garden. The property requires modernisation and offers great potential to extend to rear and into the loft space subject to usual permissions.

Oakwood park road is a quiet residential turning close to Southgate's abundant selection of shops including Marks and Spencer, restaurants, bus routes and underground station (Piccadilly Line). The property is a short walk to Oakwood Park and has several outstanding schools nearby including Wolfson Hillel Primary and Eversley Primary.

Porch • Original stained glass front door to hallway with parquet wood floor • Front reception with bay window and fireplace • Rear reception with fireplace and sliding doors to garden • Galley kitchen • Converted garage offers a ground floor bedroom with en-suite shower room • Landing with stained glass window and access to loft • Two double bedrooms both with built in cupboards and fireplaces • Single bedroom • Bathroom and separate w.c • Gas central heating • Double glazing • Off street parking • Private rear garden in need of cultivation.

Enfield Council tax band E

- Three/four bedrooms
- 1930s built semi-detached house
- Two receptions
- Galley kitchen
- Ground floor bedroom and ensuite
- Family bathroom+separate w.c
- Off street parking
- Rear garden





Anthony Webb



Anthony Webb



Anthony Webb



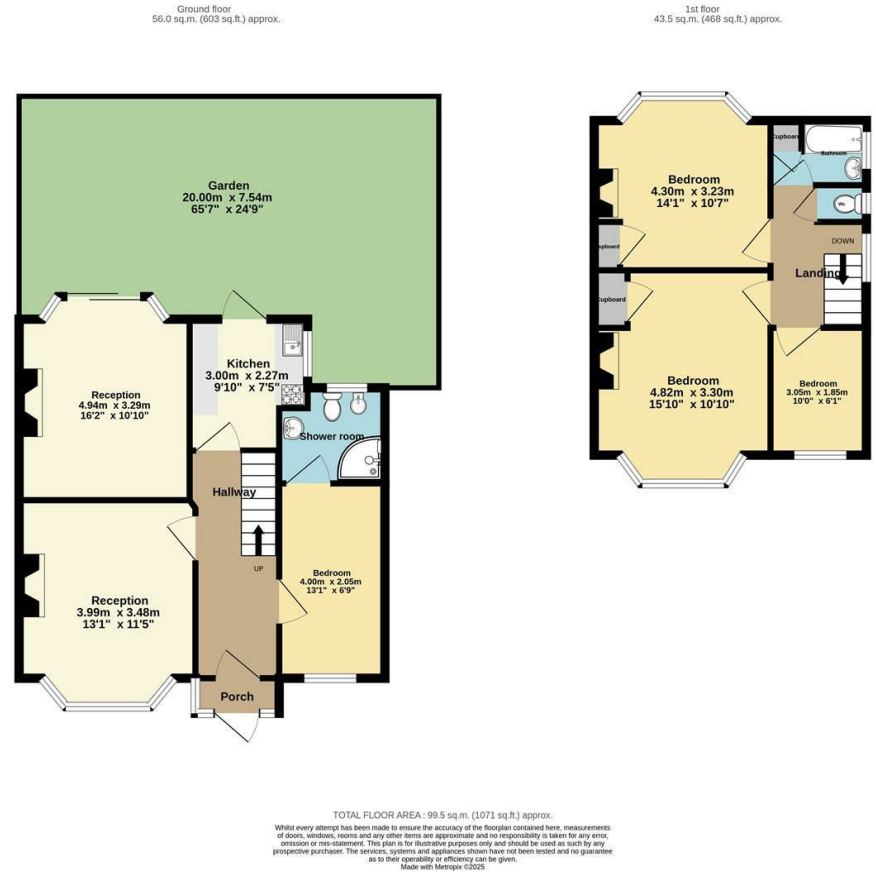
Anthony Webb

Oakwood Park Road Southgate London N14 6QD

Tenure: Freehold
Gross Internal Area: 1071.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS