



Carlton Avenue
London, N14

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Carlton Avenue

A three bedroom semi-detached family home with a garage, situated on a quiet residential road in Oakwood, within close proximity to Oakwood Station.

This property features a large and bright lounge with a big bay window flooding the room with natural light, a separate formal dining room with doors opening onto the mature rear garden, and a family kitchen also providing access to the garden.

Completing the ground floor is a guest W/C. The first floor offers two large double bedrooms, a third bedroom, and a family shower room with a separate toilet.

To the rear of the property, there is access to the conservatory and garage, along with a patio area ideal for outside dining. The remainder of the garden is mainly laid to lawn with planted shrubs.

To the front of the property, there is off-street parking and access to the garage. Sports facilities are well catered for with golf and equestrian facilities close at hand, as well as Southgate Hockey Centre, a renowned club just a 5 minute drive away. Eversley Primary School is also located just a short walk away. Trent Country Park is also within easy reach as is the M25.







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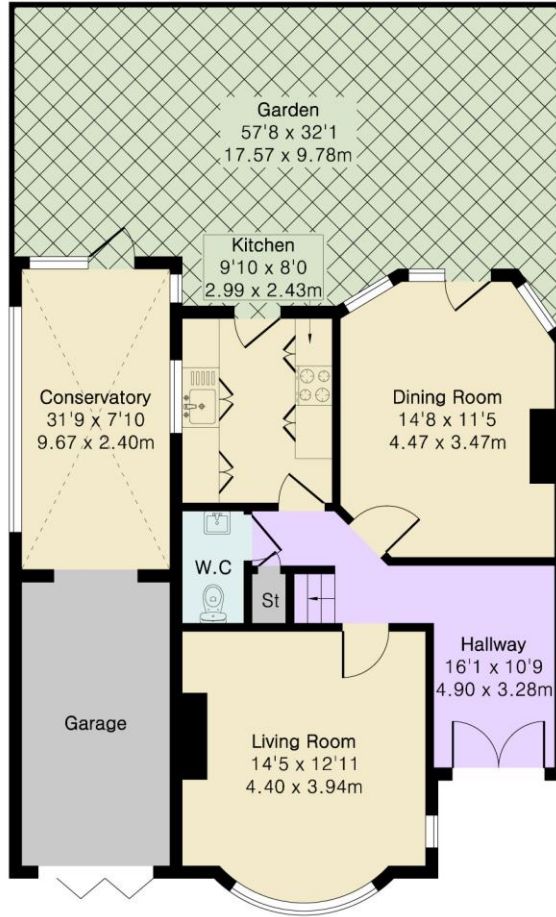
Council Tax: F
 Local Authority: Enfield
 Tenure: Freehold

**Approximate Gross Internal Area 1166 sq ft - 109 sq m
 (Excluding Garage)**

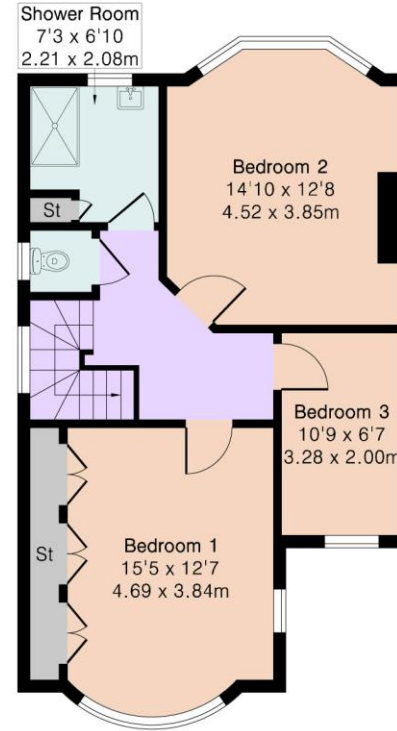
Ground Floor Area 568 sq ft – 53 sq m
 First Floor Area 598 sq ft – 56 sq m
 Garage Area 250 sq ft – 23 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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