



Avenue Road
London, N14



Avenue Road

A well-proportioned five-bedroom detached family home extending to over 2,400 sq ft, set on a generous plot with a mature rear garden of approximately 100 ft. Conveniently located just off Chase Side, close to Southgate's amenities, schools and transport links.

Arranged over three floors, the property offers spacious and versatile accommodation, including a separate reception room, through lounge, fitted kitchen and bright conservatory. The ground floor also benefits from a guest cloakroom and integral garage.

The first floor provides four bedrooms and two bathrooms, including an en-suite, while the top floor is dedicated to a spacious principal bedroom suite.

The established rear garden features mature planting, a willow tree, paved terrace and lawn, providing plenty of space for outdoor entertaining and family use.

Further benefits include air conditioning, gas central heating, double glazing, extensive storage and wood flooring. Southgate Underground Station is within easy walking distance, with the Piccadilly Line providing direct access to Central London.









STATONS

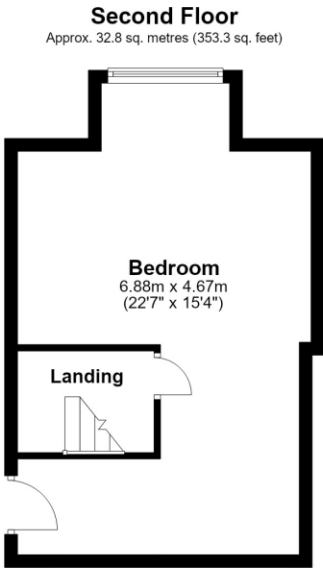
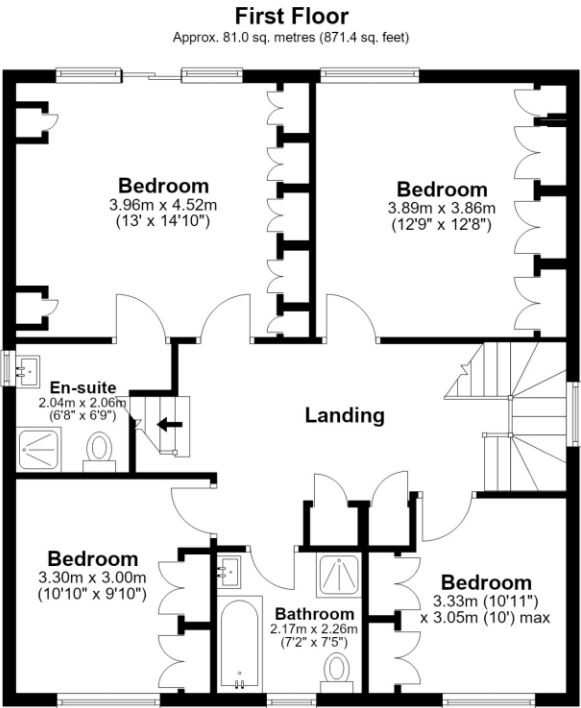
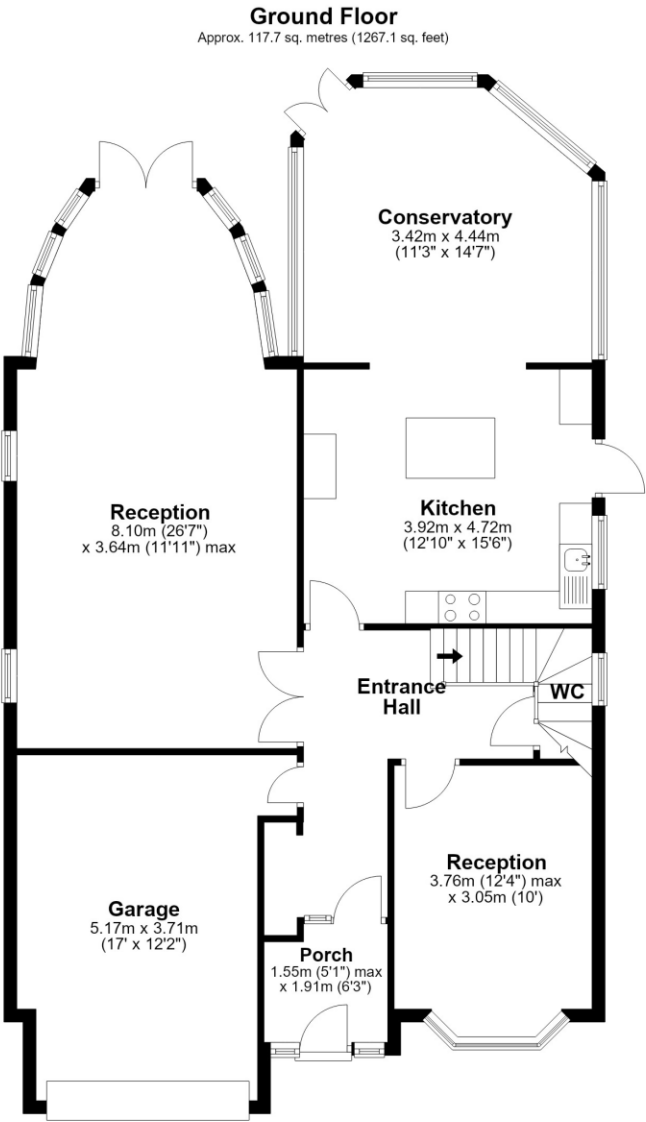




Council Tax: F
Local Authority: Enfield
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.
Plan produced using PlanUp.



STATONS

STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com