



OAKWOOD PARK ROAD, N14

OFFERS IN EXCESS OF £1,100,000 FREEHOLD

A truly stunning five bedroom semi-detached house backing onto Oakwood Park and within easy reach of Southgate tube. The property has been significantly extended and refurbished to exacting standards, providing 1824sq.ft of beautifully presented living accommodation spanning three floors. The ground floor features a spacious front reception room with bi-folding doors leading into a fantastic 23'5x23 kitchen/dining room running across the rear of the house. The room boasts an extensive range of contemporary units, an island with granite work tops and Bosch fitted appliances, whilst full width aluminium doors lead out to a rear garden. The floor also benefits from a study, utility room and a WC. The first floor benefits from four generously proportioned bedrooms, one with an en-suite shower room, plus and a modern bathroom. The loft has been converted to provide a spacious master bedroom with an en-suite shower room and a Juliet balcony with park views. Externally you will find a secluded 68'4 rear garden and a large driveway to the front. There is also planning consent for an outbuilding in the rear garden.

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Entrance Hall - Doors leading to reception room, kitchen/dining room, study, WC, radiator, under stairs cupboard, engineered wood flooring, stairs leading to first floor.

Reception Room - Bay to front aspect with double glazed windows, radiator, engineered wood flooring, bi-folding multi-paned doors leading to kitchen/dining room.

Kitchen/Dining Room - Roof Lantern, inset ceiling lights, full width bi-folding doors leading to rear garden, extensive range of contemporary wall and base units with granite work top and splash back, island with granite work top and storage below, ceramic sink unit with mixer tap, range of integrated 'Bosch' appliances comprising four ring gas hob with extractor above, eye-level microwave with oven below, fridge/freezer and dishwasher, three contemporary vertical radiators, ceramic tiled flooring in kitchen area, engineered wood flooring in dining area.

Utility Room - Wall-mounted combination boiler, high pressure water tank, cupboard housing electric meter and consumer unit, space and plumbing for washing machine, ceramic tiled flooring.

WC - Inset ceiling light, low-level flush WC, inset basin with mixer tap and storage below, ceiling-mounted extractor fan, tiled flooring.

Study - Inset ceiling lights, double glazed windows to front aspect, radiator, engineered wood flooring.

First Floor Landing - Inset ceiling lights, doors leading to bedrooms two, three, four, five and bathroom, built-in cupboard, radiator, stairs leading to second floor.

Bedroom Two - Bay to front aspect with double glazed windows, radiator.

Bedroom Three - Bay to rear aspect with double glazed windows, radiator.

Bedroom Four - Double glazed windows to rear aspect, radiator.

Bedroom Five - Two double glazed windows to front aspect, two radiators, door leading to en-suite shower room.

En-suite Shower Room - Inset ceiling lights, corner shower cubicle with wall-mounted thermostatic controls, low-level flush WC, wash basin with mixer tap and storage below, frosted double glazed window to side aspect, ceiling-mounted extractor fan, heated towel rail, ceramic tiled walls and flooring.

Bathroom - Inset ceiling lights, frosted double glazed window to side aspect, contemporary suite comprising panel bath with mixer tap, flush wall-mounted thermostatic controls, low-level flush WC, wall-mounted wash hand basin with mixer tap and storage below, ceiling-mounted extractor fan, heated towel rail, ceramic tiled walls and flooring.

Second Floor Landing - Skylight to front aspect, built-in storage, door leading to master bedroom.

Master Bedroom - Two skylights to front aspect, double glazed French doors opening onto Juliet balcony providing park views, radiator, door leading to en-suite shower room.

En-suite Shower Room - Inset ceiling lights, double width shower cubicle with wall-mounted thermostatic controls, concealed cistern low-level flush WC, wall-mounted wash basin with mixer tap and storage below, frosted double glazed window to rear aspect, ceiling-mounted extractor fan, heated towel rail, ceramic tiled walls and flooring.

Outside:

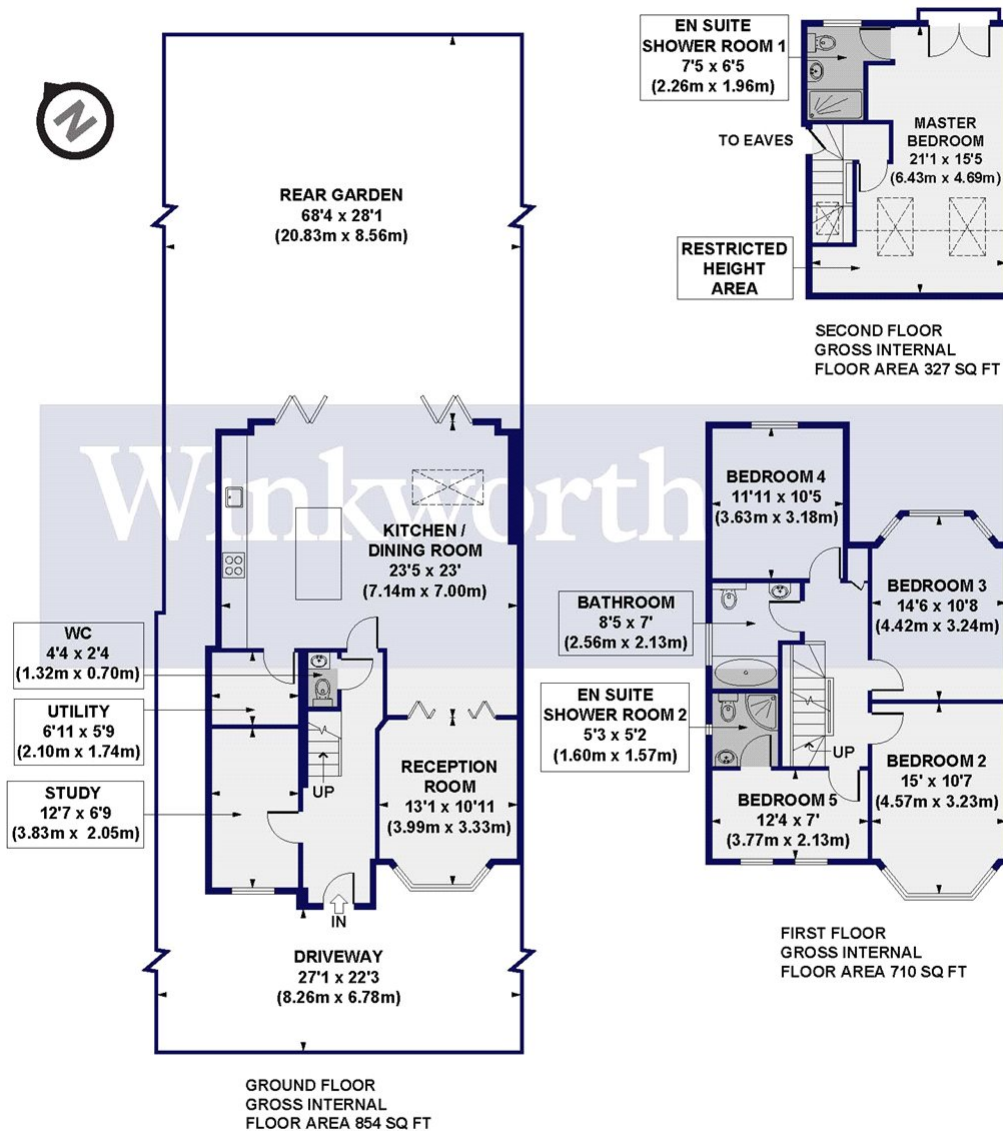
Rear - Full width decking, lawn with flower bed border, outside lights, power point.

Front - Wide block paved driveway, outside lights, gate providing side access.



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Approx. Gross Internal Floor Area 1891 sq. ft / 175.70 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1820 sq. ft / 169.10 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	