



OAKFIELD ROAD, N14  
**£1,075,000 FREEHOLD**

**A BEAUTIFUL, CHARACTER-FILLED EDWARDIAN  
 HOUSE IN A DESIRABLE LOCATION IN SOUTHGATE.**

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## DESCRIPTION:

A beautifully presented and character-filled Edwardian house situated on a desirable tree-lined road, within close proximity to both Broomfield and Grovelands Parks, as well as Palmers Green mainline station (with services to Moorgate) and Southgate underground station (Piccadilly line). The historic Southgate Green is also just moments away.

The property offers just under 1,634 sq. ft. of well-appointed living accommodation, featuring an array of original period details including stained glass windows, cast iron fireplaces, and high ceilings. The ground floor comprises a welcoming entrance hall with striking tessellated tiles. To the front is a spacious reception room with a round bay window and bespoke units built into the alcoves. A separate dining room offers ample space for entertaining and includes a built-in dresser and double doors opening onto the patio. The centrally located eat-in kitchen is fitted with birch wall and base units, topped with granite work surfaces. A door at one end leads to a practical utility room with access to the rear garden, as well as a separate large shower room. Upstairs, a long landing provides access to four well-proportioned bedrooms and a contemporary-style family bathroom. Two of the double bedrooms feature fitted wardrobes. There is also potential to extend into the generous loft space (subject to the usual planning consents). Of particular note are the beautifully crafted timber-framed double-glazed windows at the front of the house, installed approximately 8 years go.

Outside, the 97'5 long rear garden has been thoughtfully landscaped by the current owners. It features a large flagstone patio, mature plant and shrub borders, a shed, and a superb outbuilding currently used as a workshop, with potential to be converted into a home office or gym. At the front of the property, there is a paved driveway providing off-street parking and a storm porch over the stained-glass front door.

We highly recommend a visit to fully appreciate the space, character, and quality of accommodation this lovely property offers.



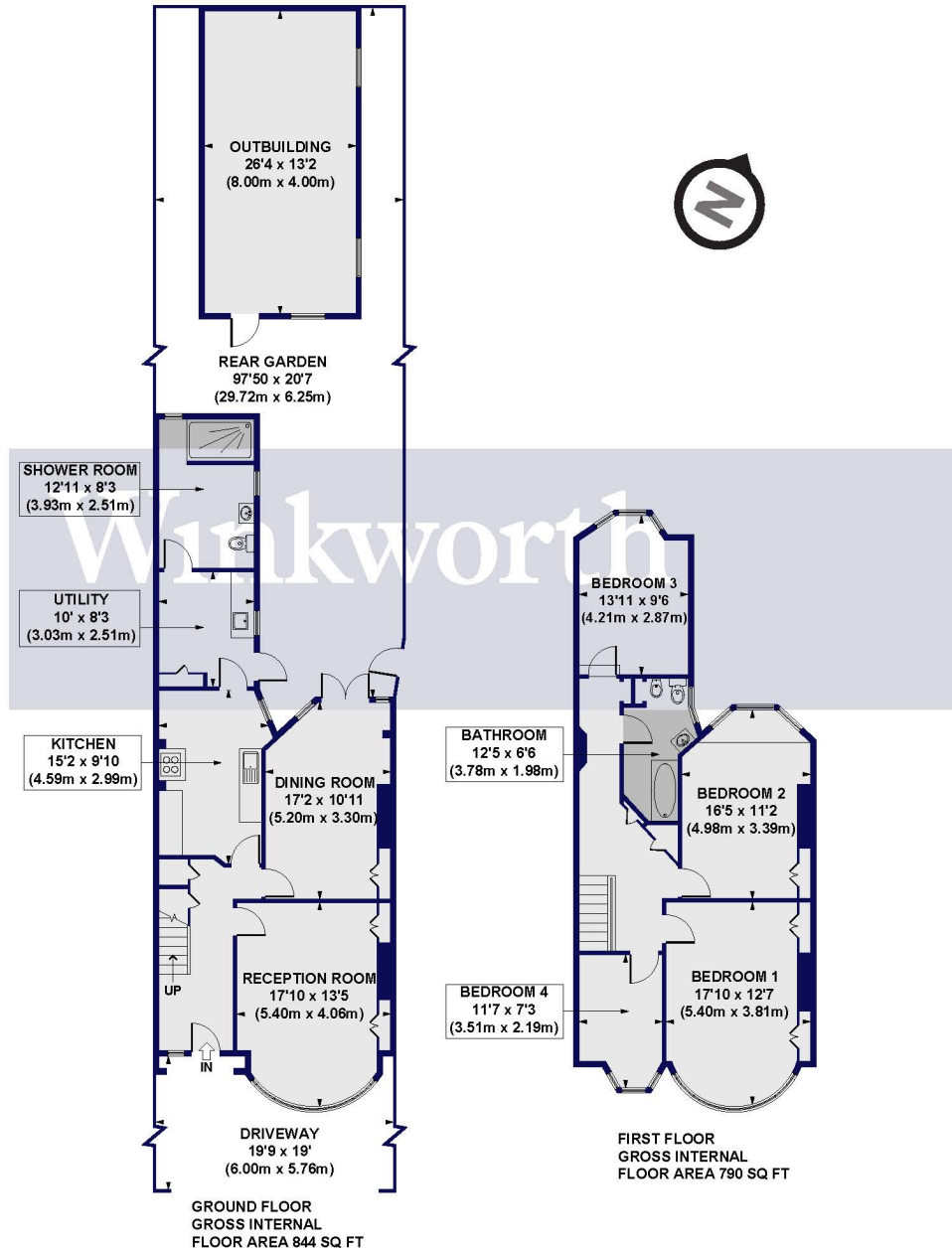




## Oakfield Road, N14

Approx. Gross Internal Floor Area 1979 sq. ft / 183.81 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 1634 sq. ft / 151.81 sq. m (Excluding Outbuilding)



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.

**Tenure:** Freehold

**Council Tax:** London Borough of Enfield – Band F

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

70 C

86 B

All figures that are shown were correct at the time of listing.

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