



Oakleigh Avenue, Oakleigh Park, N20 9JG
£1,895,000 Council Tax Band H

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Real Estates is delighted to offer this rarely available detached home, situated in one the area's most prestigious roads close to Oakleigh Park Overground station, Totteridge & Whetstone Northern Line tube station and excellent shopping facilities and restaurants at Whetstone High Road.

The property currently comprises internal porch leading into a spacious hallway with galleried landing, 3 reception rooms (the 3rd reception is currently divided to provide a disability wet room and small office), guest cloakroom, utility room, fitted kitchen with breakfast area. The 1st floor comprises 4 bedrooms (1 currently furnished as an office), family bathroom and en suite shower room to the 28 ft master bedroom.

The house is approached via a carriage driveway providing off street parking and there is an integral garage. The 120 ft approx rear garden is SOUTH-WEST facing with Lazy Lawn and a 22x 43 ft patio area.

Additional benefits * Approved Plans to convert Loft to include 2 x bedrooms with 2 x en-suites * CCTV

* Hot/Cold supply to garden taps *

The property is offered chain free and early viewing highly recommended via the vendors sole agent to avoid disappointment.

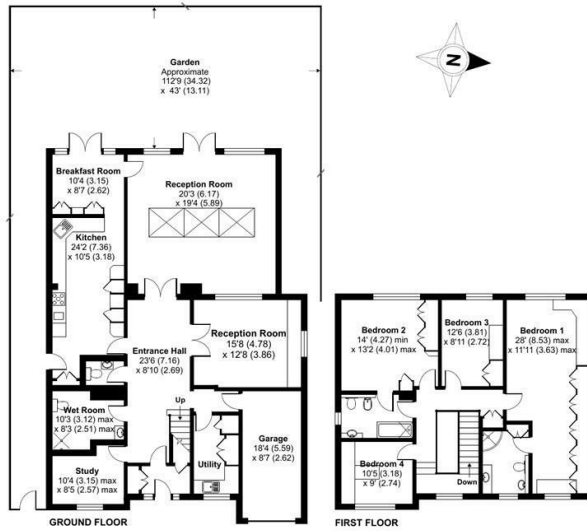




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Approximate Area = 2742 sq ft / 254.7 sq m
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	68	78
D	59-68		
E	49-58		
F	39-48		
G	29-38		
Not energy efficient - higher running costs			
EU Directive			



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Real Estates - REF: 827893



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