

# 46

OAKWOOD  
AVENUE



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property agents

*traditional & tranquil charm* *guide price*  
*five bedroom, semi-detached family home* *£975,000 - £1,000,000*

*a semi-detached 5 bedroom residence nestled on the highly coveted oakwood avenue, one of southgate's most popular roads, offering an impressive 1485 square feet of living space brimming with potential. boasting a serene ambiance and a prime location, this property is a hidden gem awaiting transformation. while currently in good, clean condition, it undeniably calls for modernisation to unlock its full potential.*



*description*

upon stepping inside, the ground floor unfolds with a sense of space and versatility, featuring two expansive open-plan reception rooms. the front reception room, adorned with a graceful bay window, while the rear room seamlessly connects with the lush garden, offering a seamless indoor-outdoor flow. a large, inviting eat-in kitchen provides the perfect setting for a family, complemented by a third reception or morning room. practical conveniences include a guest w/c and a garage, catering to the demands of modern living.

ascend the stairs to discover a thoughtfully designed first floor. two generously proportioned double bedrooms, each graced with bay windows, with the principal bedroom commanding attention at the front, meanwhile, the second bedroom overlooks the large garden.

completing this level are three additional bedrooms, providing flexibility to adapt to evolving lifestyles, along with a family bathroom, a convenient shower room nestled between bedrooms four and five, and two storage cupboards on the landing.





beyond the confines of this charming abode lies a sprawling garden oasis, extending over 120 feet and offering endless possibilities for outdoor enjoyment and entertainment. there are two sheds, one poised as a workshop or an outer house. with side access to both the garden and the garage, the property beckons with the promise of expansion and enhancement, subject to obtaining the requisite planning permissions.



## *location*

enviously positioned in oakwood avenue, n14, this residence enjoys a vibrant locale enriched with an array of amenities, local parks and schools, making it a sought-after destination for families and professionals alike. families are spoilt for choice with an esteemed selection of schools nearby, including west grove school and ashmole academy.

for commuters, effortless access to central london is afforded by southgate underground station, mere moments away via the piccadilly line, ensuring seamless connections to the city's bustling heart. whether it's for work or leisure, residents benefit from the convenience of swift and reliable transportation options.

beyond the daily commute, oakwood avenue offers a plethora of recreational opportunities, with oakwood & grovelands park nearby, ideal for leisurely strolls, picnics, or outdoor activities with family and friends.

a tapestry of local shops, supermarkets, and restaurants caters to every whim and fancy, promising a lifestyle of utmost convenience, from artisanal bakeries to cosy cafes and international cuisines, the dining scene in southgate reflects the diverse tastes and preferences of its residents, ensuring there's something for everyone.



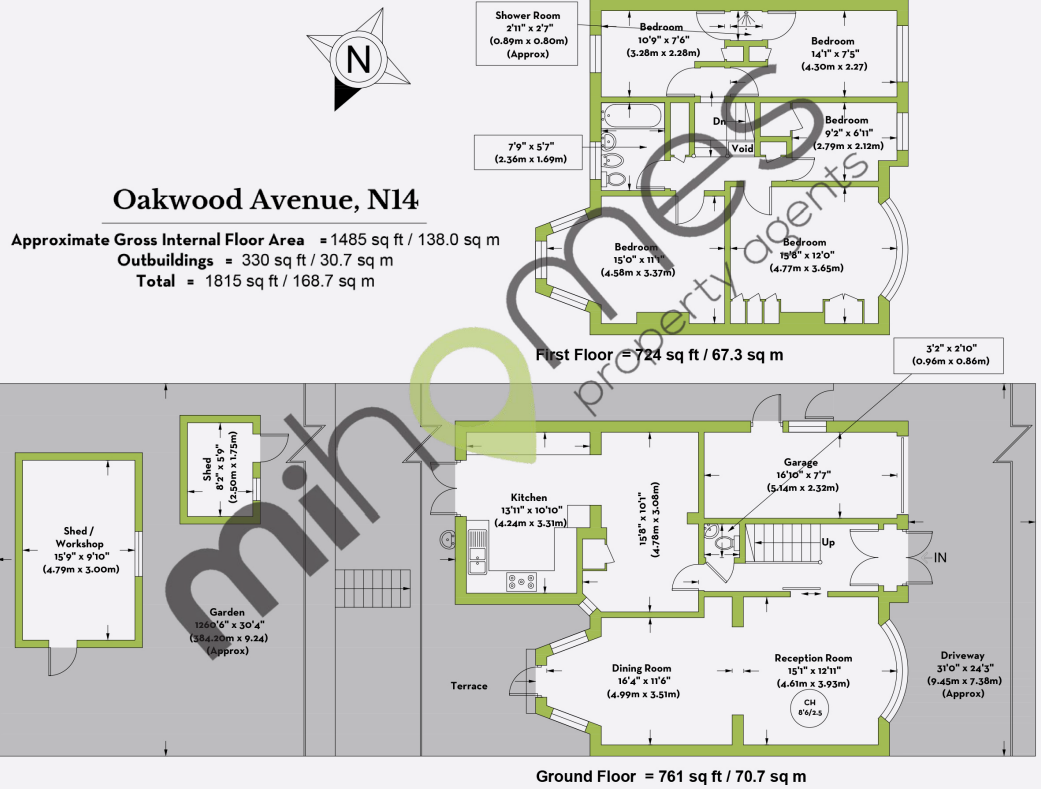
## floorplan:

46 oakwood avenue,  
london, n14 6ql

epc rating:  
f

council tax band:  
g

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1081402)



## overview

potential to extend stpp |

semi-detached |

off street parking |

oakwood and grovelands  
park nearby |

garage |

family house |

large garden |

a short walk to  
southgate station |

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