



23 culgaith gardens enfield, en2 7pe



two reception
rooms



4 double
bedrooms



recently
refurbished



off street
parking



outstanding
schooling nearby



mi-homes.co.uk

charmed on culgaith 4 bedroom family home

£950,000
guide price

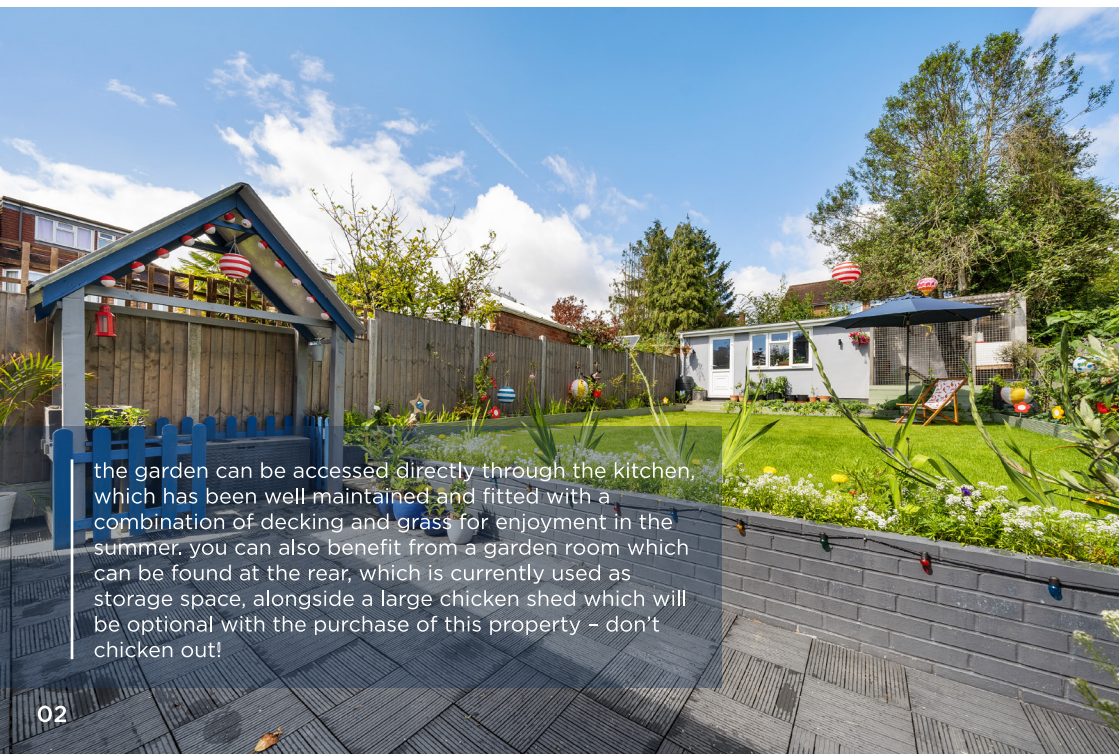


a recently refurbished, extended, double fronted, semi-detached, four-bedroom family home, situated on a premium road and conveniently offering extensive off street parking via a paved driveway.

it is positioned in a prime location, ideally situated close to highlands school (rated outstanding by ofsted), as well as being within walking distance to oakwood station, providing quick and easy access into the capital.

description

this fabulous family home boasts further benefits such as semi-open plan living space, two large front reception rooms (one of which was recently converted from a front garage), a downstairs w/c for guests and a newly installed soft water system throughout the home which has many proven health benefits, as well as preventing the adverse effects of which hard water can have on your appliances and clothing.



the garden can be accessed directly through the kitchen, which has been well maintained and fitted with a combination of decking and grass for enjoyment in the summer. you can also benefit from a garden room which can be found at the rear, which is currently used as storage space, alongside a large chicken shed which will be optional with the purchase of this property – don't chicken out!



three large double bedrooms occupy the first floor, with the fourth being a well sized single and currently used as a walk-in wardrobe, a further two-family bathrooms can also be found on the first floor, both of which boast chrome fixtures throughout. plenty of natural light is welcomed throughout the home, with the windows being double glazed throughout, improving the home's general security and insulation, coupled with gas central heating flowing through the property.



location

culgaith gardens is in a superb location, situated with access to both the a10 and the north circular road (a406) from a 10 minutes' drive, providing quick and easy access into the capital.

many local amenities such as restaurants, supermarkets, coffee shops and key bus links are all within walking distance via oakwood parade, as well as the highly recommended local chickenshed theatre.

oakwood station (picadilly line) is a 12 minutes' walk away, providing access into central london from less than half an hour.

alternatively, grange park railway station is also close by, allowing direct access to finsbury park from just 18 minutes.

both trent park and oakwood park are nearby, with trent park being the most convenient option as you can enjoy many family activities there such as horse riding, go ape or even fishing on the large lake the park accommodates. this is also the perfect environment to enjoy fitness activities such as cycling, jogging or a peaceful walk.

education in oakwood is also a huge factor in its popularity, with highlands and southgate school conveniently situated within walking distance from culgaith gardens.

st thomas's nursery school is also just a 10 minutes-walk away, as well as eversley, merryhills, grange park and osidge primary schools being nearby.

overview

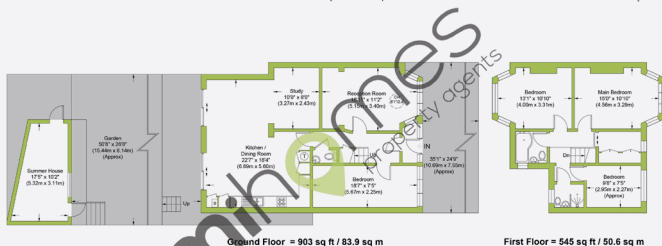
- semi-detached | four bedrooms |
- recently refurbished | close to excellent education facilities & schools |
- double fronted | close to oakwood station |
- two reception rooms | off-street parking via paved driveway |
- situated on a peaceful residential road |

a message from the sellers

"we had some good times and shared some great family memories in this house. we really installed our love when we refurbished this home and will truly miss living here, the house welcomes plenty of natural light, is constantly very cool and airy and we have felt privileged to spend the last couple of years beside our amazing neighbours. they will make everyone feel welcome, the calmness and the convenience of the road is what really drew us to purchase on the road when we initially bought, we are just a few minutes' walk to oakwood station and close to "outstanding" primary and secondary schools such as highlands. there is also a beautiful and peaceful lake just off the street which is approximately a 30 second walk away, which welcomes you with ducks, geese and turtles. we genuinely hope that the new owners will create their own special memories here, just as we have."

floorplan

Culgaith Gardens, EN2
 Approx. Gross Internal Area = 1448 sq ft / 134.5 sq m
 Summer House = 145 sq ft / 13.5 sq m
 Total = 1593 sq ft / 148.0 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings 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. (ID77361)

we would love to help you make this dream a reality. let's talk.



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