

ASKING PRICE

£850,000 Freehold

Leigh Hunt Drive

N14

PROPERTY SUMMARY

A rare opportunity to acquire an exceptional family residence, set within a peaceful and highly sought-after residential development in Southgate, just a short walk from Southgate Underground Station (Piccadilly Line) and the High Street.

Beautifully presented throughout, this impressive home offers approximately 1,619 sq ft of generously proportioned and well-balanced accommodation arranged over two floors, designed with both comfort and practicality in mind. The ground floor features a welcoming entrance hall with guest cloakroom, a spacious and elegant reception room flooded with natural light, a separate dining room ideal for entertaining, and a superb fitted kitchen tailored to modern family living, further enhanced by a conservatory providing an additional reception space with pleasant views over the rear garden.

To the first floor are four well-proportioned bedrooms, arranged to create an ideal family layout. The principal bedroom benefits from a generous en-suite bathroom, while the remaining bedrooms are served by a contemporary modern shower room.

The rear garden offers a substantial and private outdoor setting, ideal for both relaxation and entertaining, with ample space for family enjoyment throughout the year. Further benefits include a garage, extensive driveway parking and excellent storage solutions.

The property is ideally positioned for highly regarded local schooling including Ashmole Academy, as well as nearby green open spaces such as Grovelands Park, with Southgate itself offering an excellent selection of independent cafés, restaurants and everyday amenities, all contributing to a highly desirable lifestyle setting.

A distinguished family home combining space and location in one of Southgate's most desirable residential enclaves.

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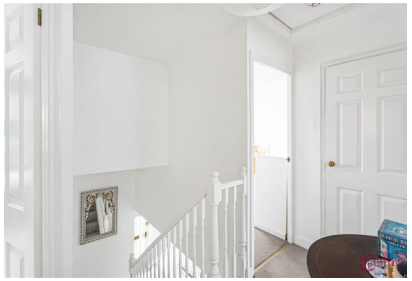








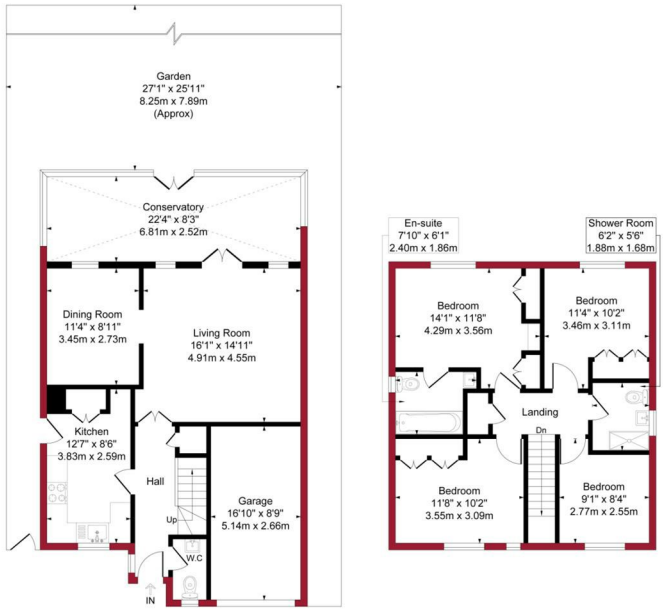






Leigh Hunt Drive, London, N14

Approximate Gross Internal Area = 1619 sq ft / 150.3 sq m
(Including Garage)



Ground Floor
Gross Internal
Floor Area 960 sq ft / 89.1 sq m

First Floor
Gross Internal
Floor Area 659 sq ft / 61.2 sq m

PINKPLAN

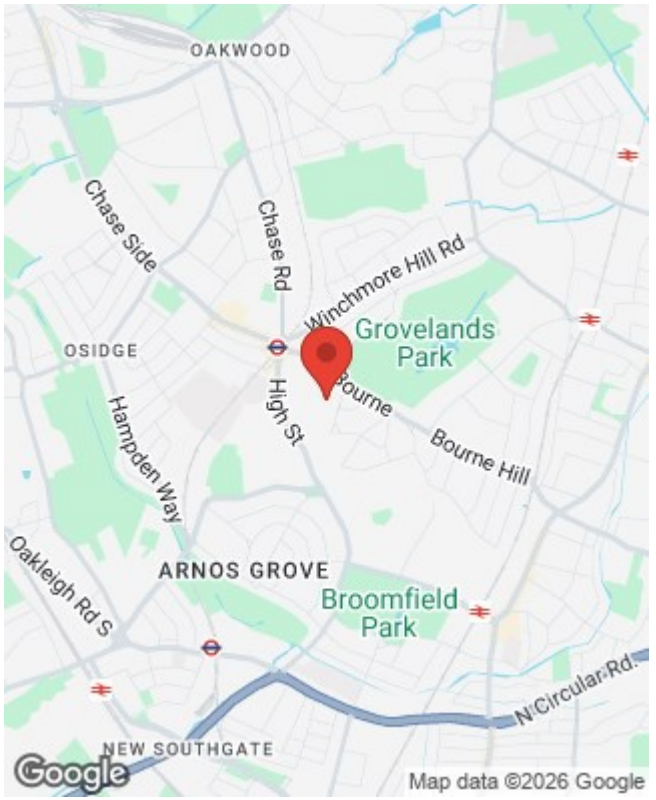
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Castles

Transport:
Southgate is exceptionally well connected, making it a highly desirable location for commuters and families alike. London Underground services are available from Southgate Underground Station (Piccadilly Line), providing direct access into Central London, King's Cross, Covent Garden, and Heathrow Airport. The area is also served by a comprehensive network of local bus routes connecting Southgate with Palmers Green, Winchmore Hill, Oakwood, Enfield, and surrounding areas. Convenient road links via the A406 North Circular and M25 further enhance accessibility.

Shopping & Leisure:
Southgate offers an excellent selection of local amenities centred around its charming high street and the popular Southgate Circus. Residents can enjoy a wide variety of independent cafés, restaurants, boutiques, supermarkets, and everyday conveniences. The area is also well known for its abundance of green open spaces, including the highly regarded Grovelands Park, offering picturesque lakes, walking trails, tennis courts, and open recreational areas. Southgate combines a strong community atmosphere with excellent leisure facilities, making it one of North London's most sought-after residential locations.

Directions to office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay and display parking along Green Lanes and nearby.



House - Detached

Freehold

Council: Enfield

Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles
LONDON

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