



Cranleigh Gardens, N21

£965,000

Havilands

the advantage of experience



- Five Bedroom Semi-Detached House
- Chain Free
- Gated Driveway
- Three Bathrooms
- Spacious Rear Garden with Summerhouse
- Grange Park Location
- Walking Distance to Grange Park Station (Moorgate approx 25 mins)
- Catchment of Merryhills, Eversley and Grange Park Primary Schools
- Catchment of Highlands Secondary School
- Local Shops and Amenities nearby including Sainsburys supermarket (Highlands Village)

For more images of this property please visit havilands.co.uk



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this FIVE BEDROOM SEMI-DETACHED HOUSE on Cranleigh Gardens, N21. Located in the highly desirable Grange Park region of Winchmore Hill, the property offers over 1150sqft of living space set across three floors and is comprised of two reception rooms, dining room, kitchen, conservatory, downstairs shower room, five bedrooms and a further two bathrooms. Additional benefits include a large rear garden with summerhouse, gated driveway with off-street parking and potential to extend (STPP).

An ideal family home, the property falls within the catchment area of some of several sought after schools including Merryhills, Eversley and Grange Park Primary schools as well as Highlands Secondary School.

Grange Park Mainline station is with in walking distance providing direct rail links into central London (Moorgate approx. 25 minutes). Also close by are a number of local shops and amenities including Sainsburys (Highlands Village) and Peatchey Butchers on The Grangeway. The property also offers good access to public transport with routes across Winchmore Hill, Enfield and the wider Borough. To arrange a viewing, please do not hesitate to get in touch with one of the team.

Tenure: Freehold

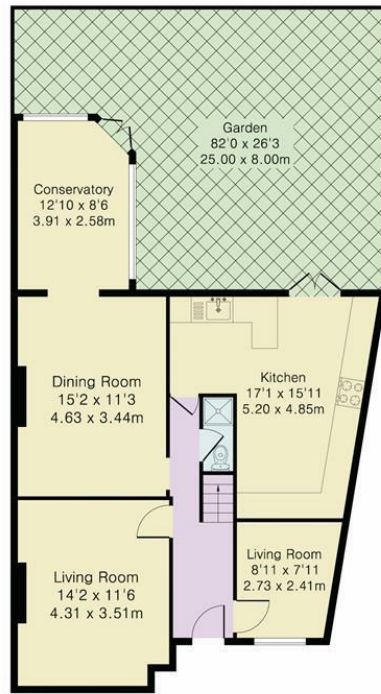
Local Authority: Enfield Borough

Council Tax: Band F (£2820.19 23/24)

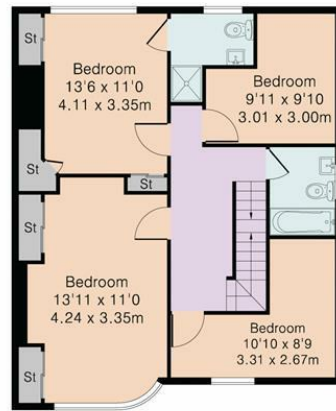
EPC Rating: Current 59(D); Potential 85(B)

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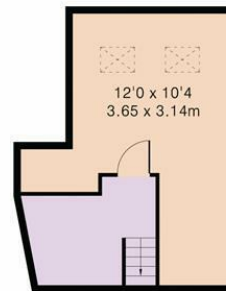
Approximate Gross Internal Area 1774 sq ft – 165 sq m
 Ground Floor Area 806 sq ft – 75 sq m
 First Floor Area 684 sq ft – 64 sq m
 Second Floor Area 284 sq ft – 26 sq m



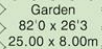
Ground Floor



First Floor



Second Floor



Garden
82'0 x 26'3
25.00 x 8.00m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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 come by and meet the team
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