



# Barber Close, N21

£775,000

**Havilands**

the advantage of experience





- 3 Bed Semi Detached House
- Chain Free
- Off-Street Parking
- Downstairs WC.
- Walking Distance to Winchmore Hill Mainline station (Moorgate approx 30 mins)
- Catchment of St. Paul's CofE Primary school & Winchmore school
- Local Shops & Amenities Nearby inc. Sainsburys supermarket
- Grovelands Park Nearby
- Ease of Access to A10 & A406
- South Facing Garden

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)





Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI DETACHED HOUSE on Barber Close, N21. Located in the heart of Winchmore Hill, the property offers almost 1100sqft of living space and is comprised of three bedrooms, family bathroom, lounge, dining room, kitchen, utility room, conservatory and downstairs WC. The property also benefits from off-street parking for two vehicles and a spacious rear garden.

An ideal family home, the property falls within the catchment area of some of Winchmore Hill's most sought after schools including St. Paul's CofE and Grange Park Primary school as well as Winchmore school. Additionally the house is a short walk from Winchmore Hill Mainline station offering direct rail links into London (Moorgate approx 25mins). Nearby there are a number of local shops and amenities on The Green with Sainsburys supermarket also being within walking distance. Furthermore, the house is within easy reach of both the A10 & A406 offering excellent road links across the Borough. Grovelands Park is a short walk from the house providing a substantial amount of green space as well as leisure facilities. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with a member of the team.

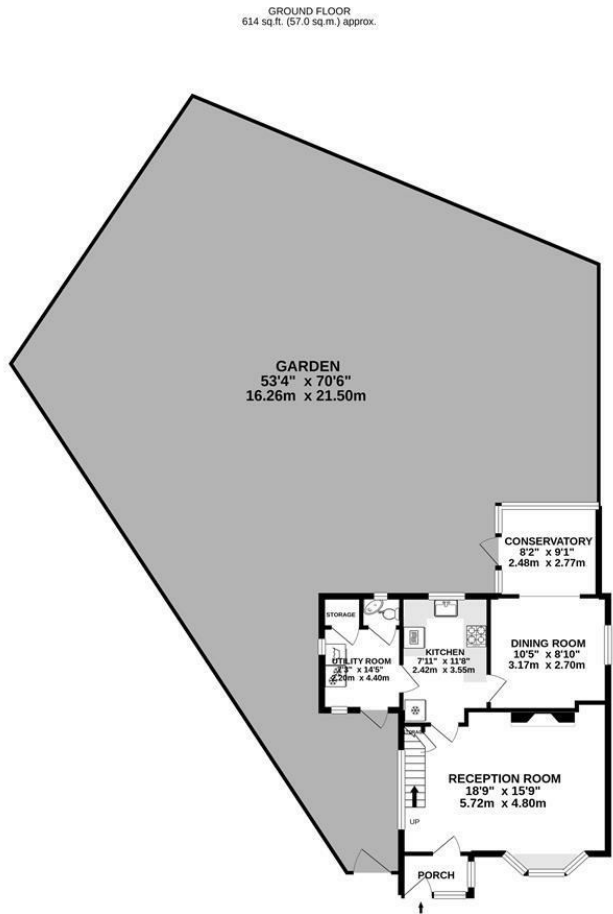
Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 48(E); Potential 88(B)

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BARBER CLOSE, WINCHMORE HILL, N21 1BE  
TOTAL FLOOR AREA: 1052 sq.ft. (97.8 sq.m.) approx.  
Made with Metropex ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>55</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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come by and meet the team  
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