

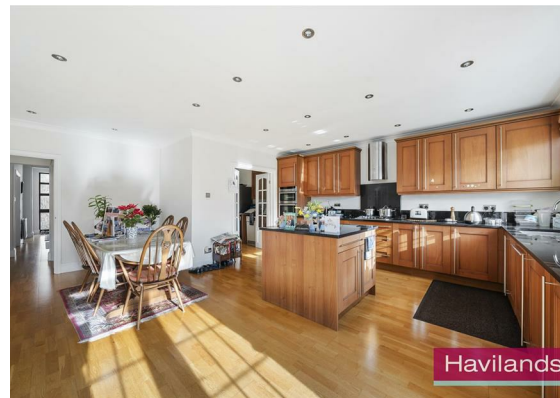


Beechdale, London

Offers Over £1,250,000

Havilands

the advantage of experience



- Four Bedroom Semi-Detached House
- Freehold
- Off-Street Parking
- Garage
- Downstairs WC
- 90ft Rear Garden (Approx)
- Potential to Extend (STPP).
- Walking Distance to Southgate Underground & Winchmore Hill Mainline Stations
- Grovelands Park Nearby
- Ease of Access to A10 & A406



Havilands are pleased to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE on Beechdale, N21. Located in one of Winchmore Hill's most sought after areas, this ideal family home offers almost 2250sqft of living space across two floors and is comprised of: four bedrooms, two bathrooms, lounge/diner, spacious kitchen and downstairs WC. The property also benefits from an approx 90ft rear garden, garage and off-street parking for at least two vehicles. The property is equidistant to both Southgate Underground Station (Piccadilly) and Winchmore Hill Mainline Station offering direct rail links to central London (Moorgate approx 30 mins). Additionally the house is conveniently located for ease of access to both the A10 & A406, as well as being close to public transport links providing routes across the wider Borough. The property also falls within the catchment area of sought after local schools including Highfield Primary School. In addition, nearby is plenty of green space with the ever popular Grovelands Park within walking distance offering a range of both social and leisure activities. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3254.07 23/24)

EPC Rating: Current 63(D); Potential 83(B)

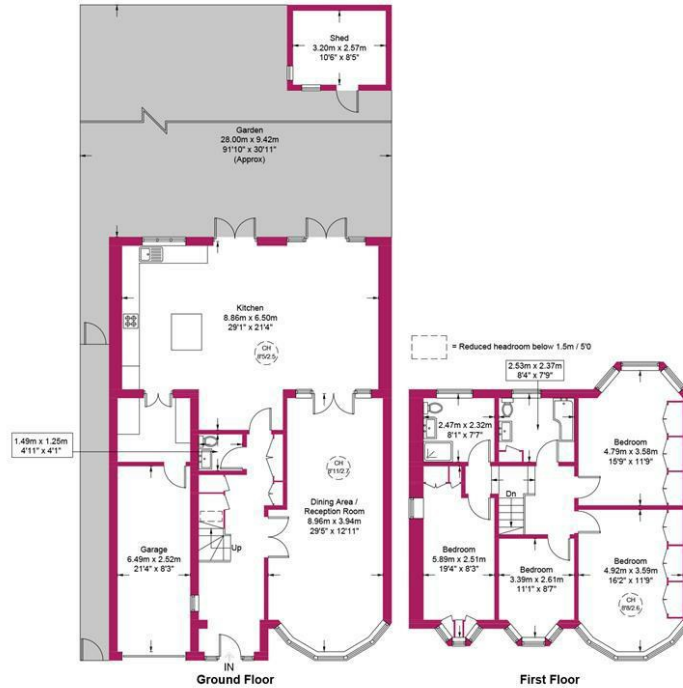
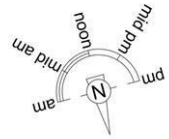
For more images of this property please visit havilands.co.uk

Beechdale, N21

Approximate Gross Internal Area = 2241 sq ft / 208.2 sq m

Restricted Height = 3 sq ft / 0.3 sq m

Shed = 88 sq ft / 8.2 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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