



Broad Walk, N21

Guide Price £3,000,000

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- Five Bedroom Detached House
- Freehold
- Grand Entrance Hallway
- Backing on to Grovelands Park
- Total Plot Exceeding Half an Acre
- Approx 3477sqft of Living Space
- Double Garage
- En-Suite to Master Bedroom
- Balcony
- Walking Distance to Winchmore Hill Mainline Station

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



Havilands are proud to offer For Sale on a Chain Free basis, this FIVE BEDROOM DETACHED HOUSE on Winchmore Hill's premier road, Broad Walk. Offering over 3400sqft of living space set across two floors, the house is comprised of five double bedrooms including en-suite to the master bedroom, family bathroom, three reception rooms, kitchen, kitchen store and two downstairs WC's. The property also benefits from a double garage, carriage driveway and a substantial rear garden extending to almost 280ft backing on to Grovelands Park.

Set within a plot over half an acre in size, the property offers significant potential to extend (STPP) to make this house truly exceptional. Grovelands Park is moments away offering plentiful green space and an array of both social and leisure activities. Additionally, the property is within easy reach of road links covering both the local and wider area with both the A10 & A406 easily accessible. The house is also a short walk from The Green with popular cafes and restaurants including Hopper & Bean and Carlos. Also within easy reach are a number of shops and amenities in central Winchmore Hill & Southgate including Waitrose, Sainsburys and M&S Food Store. The house is also within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) and is a short drive from Southgate Underground Station (Piccadilly).

The house is also within the catchment area of a number of local sought after schools including St. Paul's CofE Primary School, as well as close to Grange Park prep, Keeble prep & Palmers Green High School. Viewings are strictly by appointment only - Demand is anticipated to be extremely high so to arrange a viewing please contact one of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Council

Council Tax: Band H (£3904.88 23/24)

EPC Rating: Current 59(D); Potential 77(C)

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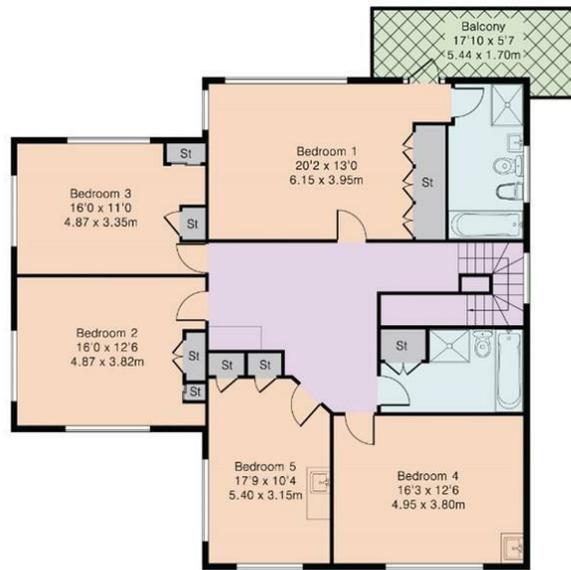
Approximate Gross Internal Area 3477 sq ft – 323 sq m
 Ground Floor Area 2010 sq ft – 187 sq m
 First Floor Area 1467 sq ft – 136 sq m

Shed
 7'10 x 5'9
 2.40 x 1.75m

Green House
 13'1 x 7'3
 4.00 x 2.20m



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 come by and meet the team
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