



The Orchard, Winchmore Hill

Asking Price £860,000

Havilands

the advantage of experience



- Four Bedroom Semi-Detached House
- Freehold
- Driveway
- Detached Garage
- En-Suite
- Utility Room
- Potential to Extend (STPP).
- Spacious Rear Garden
- Approx 1 mile to Bush Hill Park Overground & Grange Park Mainline Stations
- Catchment of Raglan Junior & Highlands Secondary Schools



Havilands are pleased to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE on The Orchard, N21. Located on the borders of Winchmore Hill & Bush Hill Park, this ideal family home offers 1838sqft of living space set across three floors and is comprised of: four double bedrooms including en-suite to bedroom three, family bathroom, living room, dining room and conservatory, utility room and kitchen. The property also benefits from off-street parking for two vehicles, detached garage and a lengthy rear garden.

The house is equidistant to both Grange Park and Bush Hill Park stations, both offering direct links into central London (Moorgate approx 30 mins & Liverpool St approx 30 mins respectively). The property also falls within the catchment area of sought after schools including both Raglan Junior and Highlands School. The property also provides ease of access to the A10 & A406 offering road links across the wider Borough and into London. The house also offers potential to extend (STPP) to the rear. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

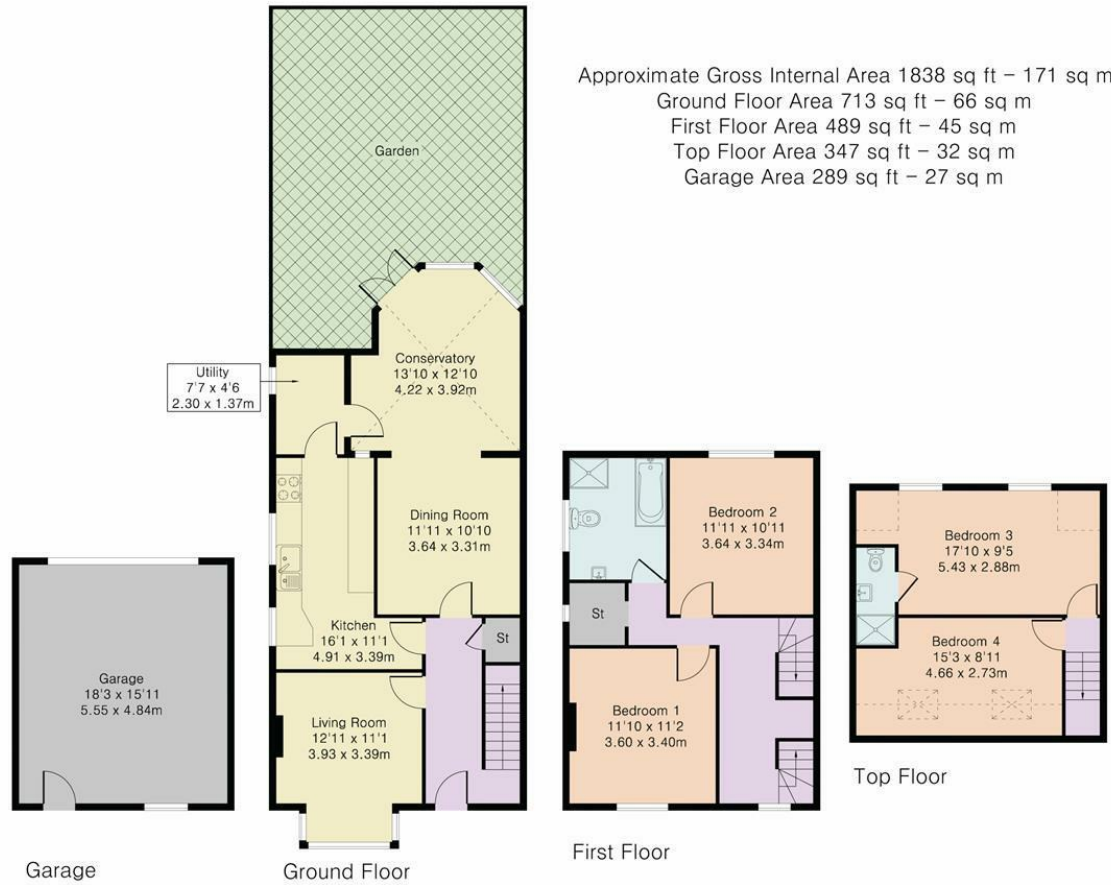
Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2820.19 23/24)

EPC Rating: Current 61(D); Potential 81(B)

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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