



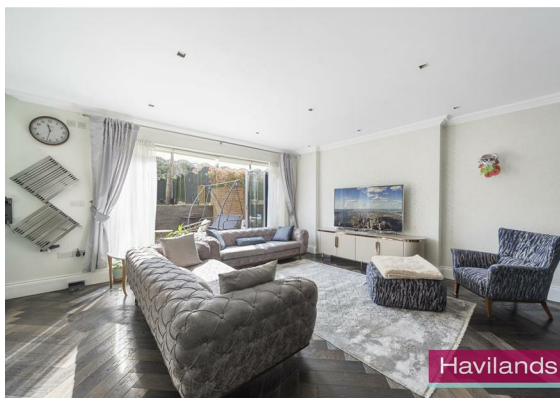
# Hillcrest, Winchmore Hill

Offers Over £1,250,000

**Havilands**

the advantage of experience





- Six Bedroom Semi-Detached House
- Freehold
- Garage
- Off-Street Parking
- Three En-Suites
- Annexe
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Grovelands Park Nearby
- Catchment of St. Paul's CofE Primary & Highlands School
- Local Shops & Amenities inc. Waitrose & Sainsburys Nearby



Havilands



Havilands



Havilands



Havilands

Havilands are pleased to offer For Sale, this SIX BEDROOM SEMI-DETACHED HOUSE on Hillcrest, Winchmore Hill. Located on a quiet cul-de-sac this excellently presented family home offers approximately 3177sqft of living space set across three floors and is comprised of; six bedrooms including three en-suites, family bathroom, two reception rooms (open plan), kitchen, downstairs WC & laundry room. The property also benefits from an integral garage, off-street parking for two vehicles and a tiered rear garden with self contained annexe fitted with kitchenette, bathroom and underfloor heating. The property also boasts triple-glazed windows, solid wood flooring throughout, designer stainless steel radiators, heat miser remote controlled heating system, underfloor heating across the ground floor and two main bathrooms, LUTRON lighting system and a 2 person sauna. There is also a Daikin Air Conditioning system across the ground floor and master bedroom, mains operated fire alarm, security alarm, camera system, keyless entry and network system.

The property falls within the catchment area of sought after schools including St. Paul's CofE Primary School and Highlands School and is also within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 25 mins). Nearby are a number of local shops and amenities along Green Lanes including Waitrose & Sainsburys supermarket, as well as being within easy reach of popular cafes and restaurants on The Green including Hopper & Bean. Also within walking distance is Grovelands Park offering plentiful green space as well as offering a number of social and leisure activities.

Viewing is highly recommended to appreciate both the size and finish of this fantastic property. 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 F (£2983.47 24/25)

EPC Rating: Current 74(C); Potential 83(B)

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

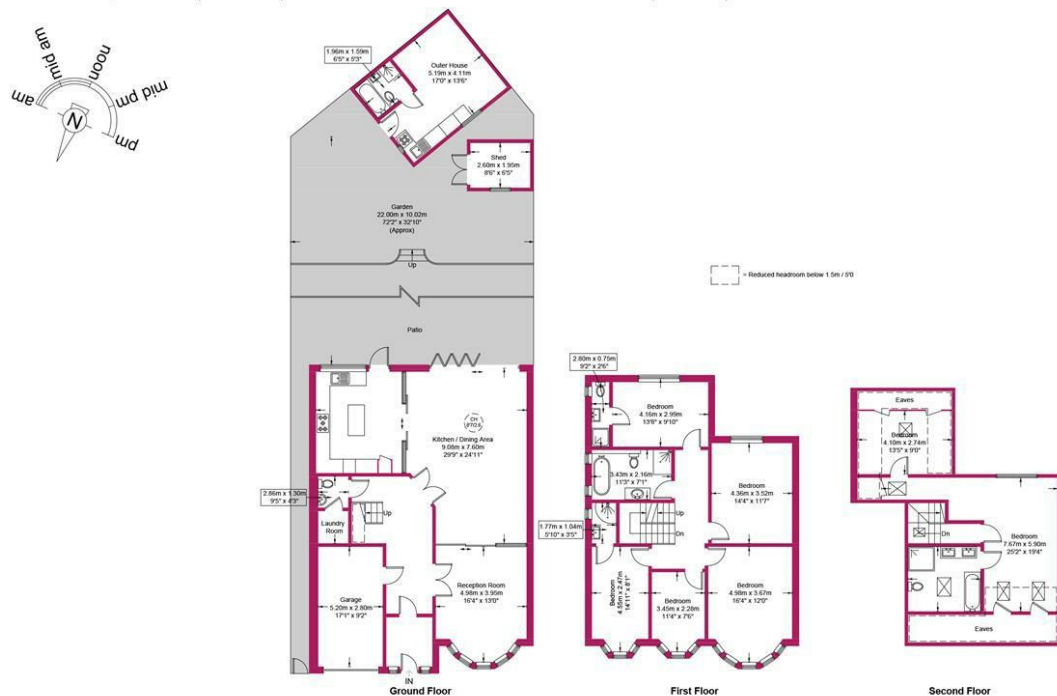
## Hillcrest, N21

Approximate Gross Internal Area = 3177 sq ft / 295.2 sq m

Restricted Height = 244 sq ft / 22.7 sq m

Shed = 55 sq ft / 5.1 sq m

Outer House = 229 sq ft / 21.3 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</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	

Havilands

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.



Certified  
Property  
Measurer

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience