



# The Chine, Grange Park

Offers In Excess Of £1,100,000

**Havilands**

the advantage of experience





- Four Bedroom Semi-Detached House
- Freehold
- En-Suite to Master Bedroom
- Downstairs WC
- Potential to Extend (STPP).
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Catchment of Grange Park Primary & Highlands Schools
- Close to Local Shops & Amenities on Vera Avenue



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



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Havilands are delighted to offer For Sale this FOUR BEDROOM SEMI-DETACHED HOUSE on The Chine, N21. Located on one of the most sought after roads in Winchmore Hill/Grange Park, this ideal family home offers over 1500sqft of living space across two floors and is comprised of four bedrooms with en-suite to the master bedroom, family bathroom, lounge, spacious kitchen/diner and downstairs WC. The property also benefits from a sizeable rear garden extending in excess of 80ft. The property also offers potential to extend into the loft (STPP).

A fantastic family home, the property sits within the catchment area of a number of the areas most sought after schools including Grange Park Primary school and Highlands school as well as being within close proximity of Grange Park Prep school. Within walking distance is Grange Park Mainline station offering direct rail links to London (Moorgate approx 30 mins). The house is also within walking distance of a number of local shops and amenities along Vera Ave as well as being a short distance from shops including Waitrose & Sainsburys along Green Lanes. This house is an absolute must see and should not be missed. To arrange a viewing, please do not hesitate to get in touch.

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2386.32 23/24)

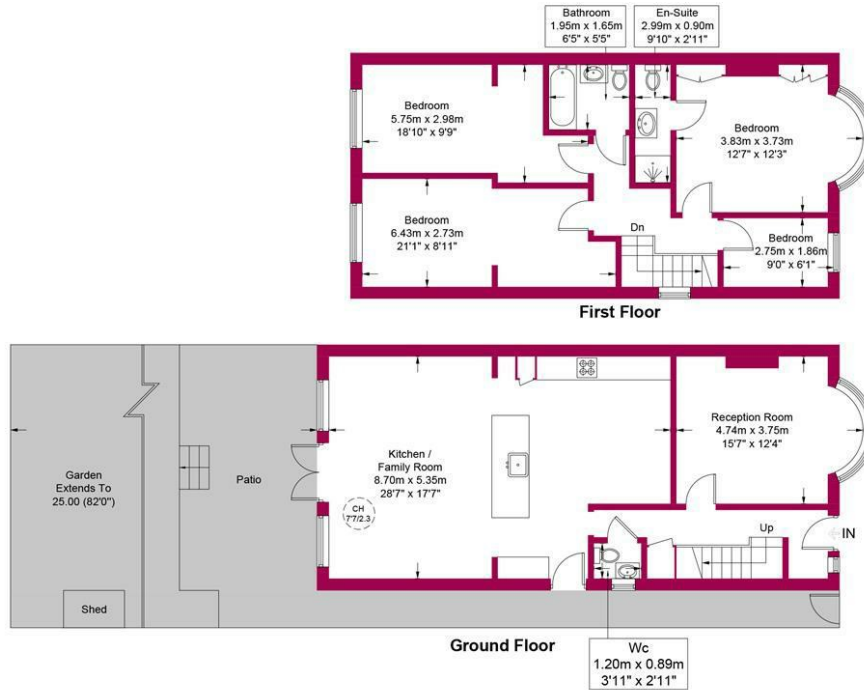
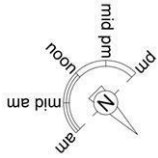
EPC Rating: Current 74(C); Potential 84(B)

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# The Chine, N21

Approximate Gross Internal Area = 1531 sq ft / 142.2 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>		<b>74</b>	<b>84</b>
(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	



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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