



# Uplands Way, London

£1,000,000

**Havilands**

the advantage of experience



- Four Bedroom Semi-Detached House
- Chain Free
- Freehold
- Off-Street Parking
- Downstairs Shower Room
- Walking Distance to Grange Park Station
- Catchment of Highlands School & Grange Park Primary Schools
- Backing on to Enfield Golf Club
- Potential to Extend into the Loft (STPP).
- Close to Local Shops & Amenities inc. Sainsburys (Highlands Village)

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



Havilands



Havilands



Havilands



Havilands

Havilands are delighted to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM SEMI-DETACHED HOUSE on Uplands Way, N21. Located in the sought after Grange Park area of Winchmore Hill, this ideal family home offers over 1750sqft of living space across two floors. The first floor is comprised of three bedrooms and family bathroom while the ground floor offers two reception rooms, a further bedroom with en-suite, spacious kitchen/diner and utility room. The property benefits from off-street parking for at least two vehicles and a spacious patio & rear garden backing onto Enfield Golf Club

The house falls within the catchment area of some of the Borough's most sought after schools including Grange Park Primary & Highlands Schools. The house is also within walking distance of a number of local shops and amenities in both Grange Park & Highlands Village including Sainsburys supermarket. Also within walking distance of the house is Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with links to the Underground network en-route. Additionally, the house also offers potential to extend (STPP) into the loft. Viewing is highly recommended - to arrange yours please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2386.32 23/24)

EPC Rating: Current 64(D); Potential 85(B)

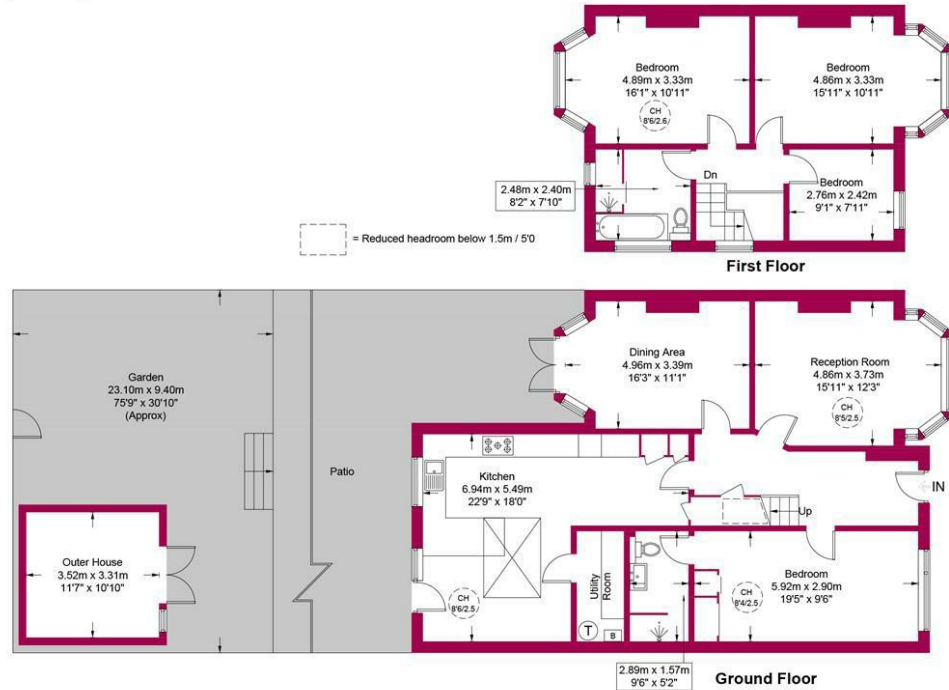
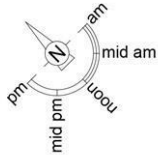
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# Uplands Way, N21

Approximate Gross Internal Area = 1783 sq ft / 165.7 sq m

Restricted Height = 10 sq ft / 0.9 sq m

Outer House = 124 sq ft / 11.5 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</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.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

