



Houndsden Road, Winchmore Hill

Offers In Excess Of £1,100,000

Havilands

the advantage of experience



- Four Bedroom Semi-Detached House
- Freehold
- Chain Free
- Garage & Off-Street Parking
- Spacious Rear Garden
- Loft Room
- Downstairs WC & Shower Room
- Catchment of Eversley Primary & Highlands Secondary Schools
- Grovelands Park Nearby
- Within Easy Reach of Winchmore Hill Mainline & Southgate Underground Stations



Havilands are pleased to offer For Sale on a Chain Free basis, this FOUR BEDROOM SEMI-DETACHED HOUSE on Houndsden Road, N21. Located in the heart of Winchmore Hill, the house offers over 2100sqft of living space and is comprised of four bedrooms, family bathroom, loft room, lounge, dining room, kitchen and downstairs WC. The property also benefits from a downstairs shower room and integral garage as well as off-street parking and a well manicured rear garden. An ideal family home, the property is situated within the catchment area of a number of local sought after schools including Eversley Primary School & Highlands Secondary. Additionally, the property is within easy reach of both Winchmore Hill Mainline Station (Moorgate approx 30 mins) and Southgate Underground Station (Piccadilly) both offering direct rail links into central London. The house is within close proximity to shops and amenities including Sainsburys (Highlands Village), M&S Food Store & Southgate Leisure Centre. Also within walking distance of the house is Grovelands Park offering an array of both social and leisure activities as well as providing plenty of green space. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3254.07 23/24)

EPC Rating: Current 58(D); Potential 79(C)

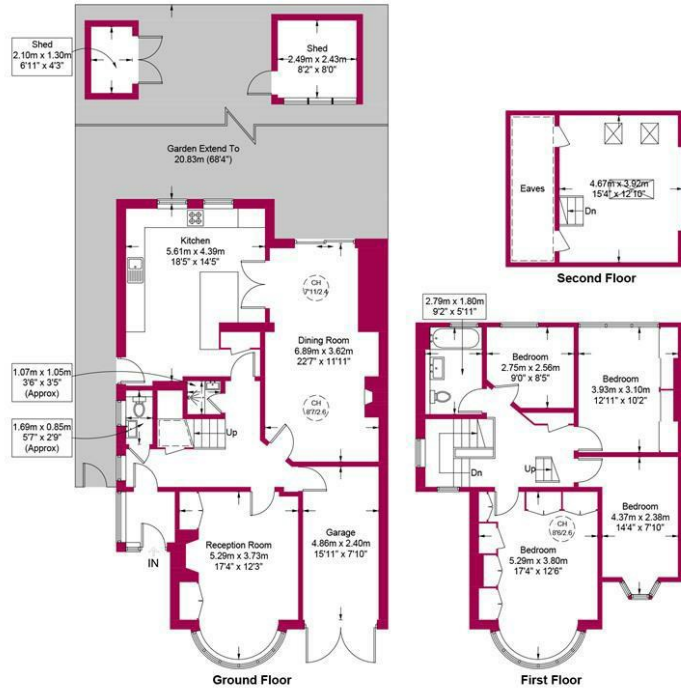
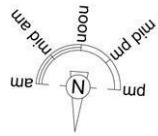
For more images of this property please visit havilands.co.uk

Houndsden Road, N21

Approximate Gross Internal Area = 2132 sq ft / 198.1 sq m

Restricted Height = 80 sq ft / 7.4 sq m

Sheds = 95 sq ft / 8.8 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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