



# Broadfields Avenue, London

Offers In Excess Of £1,000,000

**Havilands**

the advantage of experience



- Four Bedroom Detached Chalet Bungalow
- Garage, Car Port & Off-Street Parking
- En-Suite to Master Bedroom
- Downstairs WC/Bathroom
- South Facing Garden
- In Excess of 2000sqft of Living Space
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 25 mins)
- Grovelands Park Nearby
- In Close Proximity to Local Shops & Amenities inc. Sainsburys (Green Lanes & Highland Village)
- Sought After State & Private Schools Nearby

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



Havilands



Havilands



Havilands



Havilands

Havilands are pleased to offer For Sale, this FOUR BEDROOM DETACHED CHALET BUNGALOW located on Broadfields Avenue, N21. Located in the heart of Winchmore Hill, the property offers in excess of 2000sqft of living space across two floors and is comprised of four bedrooms with en-suite to the master bedroom, two reception rooms, kitchen and downstairs WC/Bathroom. The property also benefits from a detached garage, car port, additional off-street parking and a South facing garden.

The property is conveniently located, walking distance to Winchmore Hill mainline station offering direct rail links to central London (Moorgate approx 25 mins) as well as affording ease of access to Southgate Underground station (Piccadilly). Ideal for downsizers and families, the property also falls within the catchment area of both Eversley Primary & Highlands Schools as well as being in close proximity to both Keeble & Grange Park Prep Schools. In addition, the bungalow is a short walk from Grovelands Park offering a range of both social and leisure activities. Also within easy reach (within 5 minute drive) of the property are a number of local shops and amenities including Sainsburys (Highlands Village & Green Lanes) as well as restaurants and cafe's located on The Green. To arrange a viewing, 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 G (£3442.47 24/25)

EPC Rating: Current 59(D); Potential 83(B)

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

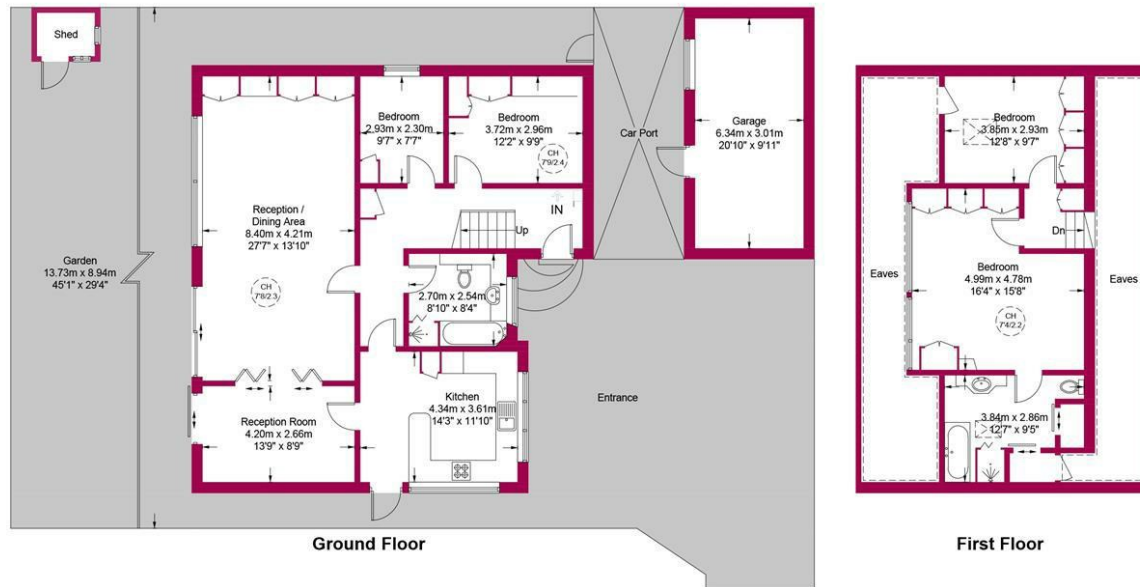
# Broadfields Avenue, N21

Approximate Gross Internal Area = 2046 sq ft / 190.1 sq m

Restricted Height = 397 sq ft / 36.9 sq m

Shed = 20 sq ft / 1.9 sq m

Garage = 207 sq ft / 19.2 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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

