



# Church Street, London

Guide Price £900,000

**Havilands**

the advantage of experience





- Four Bedroom Link-Detached House
- Off-Street Parking
- Detached Garage
- Open Plan Lounge / Diner / Kitchen
- En-Suite
- Downstairs Cloakroom
- Potential to Extend (STPP).
- Catchment of Good Local Schools inc. Edmonton County.
- Ease of Access to A10 & A406
- Firs Farm Wetlands & Church Street Recreation Ground Nearby



**\*\*Guide Price: £900,000 - £950,000\*\***

Havilands are pleased to offer For Sale, this stunning FOUR BEDROOM LINK-DETACHED HOUSE on Church Street, N9. An ideal family home, the property offers in excess of 1700sqft of living space across two floors and is comprised of three bedrooms, family bathroom and separate WC on the first floor, with the ground floor offering a spacious open-plan lounge/diner and fully fitted kitchen, additional bedroom with en-suite and downstairs WC. The property also benefits from a detached garage and off-street parking.

Located on the borders of Winchmore Hill & Bush Hill Park, the property offers ease of access to the A10 & A406 providing excellent road links into central London and surrounding Boroughs. Within a short drive of the property are a number of shopping and retail outlets at the Colosseum Retail Park along the A10 as well as local shops and amenities along Green Lanes and Village Road. The house falls within the catchment area of a number of schools including Edmonton County.

Also within easy reach of the property are both Church St Recreation Ground & Firs Farm wetlands offering plenty of green space. Viewing is highly recommended - to arrange yours, please get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

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

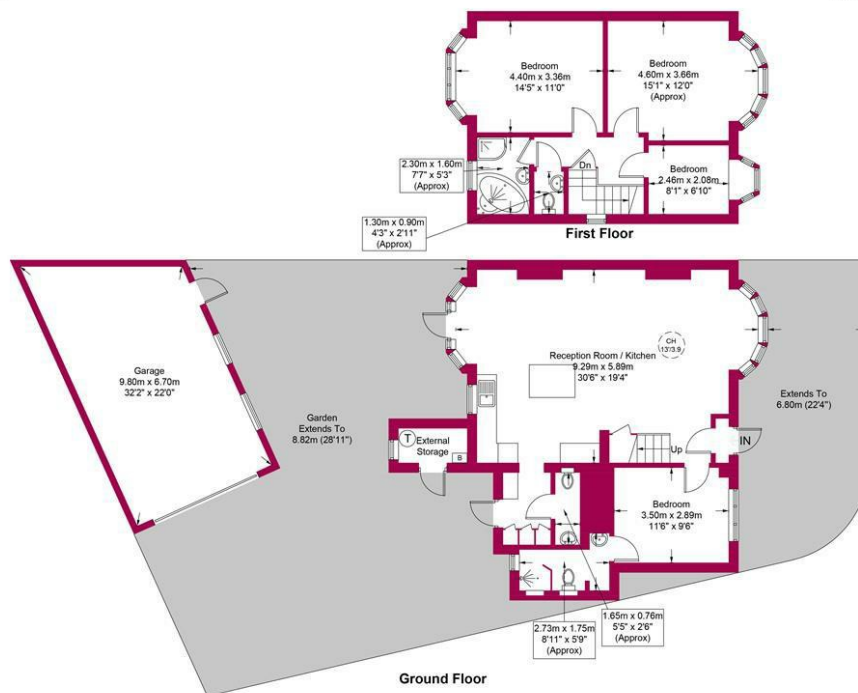
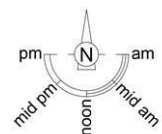
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

## Church Street, N9

Approximate Gross Internal Area = 1708 sq ft / 158.7 sq m

Garage = 372 sq ft / 34.6 sq m

External Storage = 25 sq ft / 2.3 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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	

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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**

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come by and meet the team

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