



Church Hill, London

Offers In Excess Of £700,000



the advantage of experience



- *GREAT LOCATION*
- Three Bedroom Semi-Detached House with Large Rooms
- Shared Driveway, Detached Garage with Power, Lights and Access from Both Driveway and Garden
- Potential to Extend (STPP)
- 85ft South West Facing, Mature Garden
- Refurbishment Required Throughout
- Walking Distance to Winchmore Hill National Rail & Southgate Underground Stations (Piccadilly Line)
- Local Bus Routes Easily Accessible (456 and 125)
- Grovelands Park on your Doorstep
- Within Catchment of Eversley Primary School (Outstanding) & Highlands Secondary School

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

Havilands are pleased to offer For Sale, this THREE BEDROOM SEMI-DETACHED HOUSE on Church Hill, N21. With refurbishment required, this residence presents an exciting opportunity for customization to your exact preferences. Offering nearly 1150sqft of living space, the property is comprised of two reception rooms, kitchen, three bedrooms, family bathroom and separate WC. Stepping outside into the expansive garden, brimming with potential for outdoor enjoyment and leisure, the rear garden extends to approx 90ft in length. For those with a penchant for DIY projects or hobbies, the garage space equipped with water, power, and lighting offers endless possibilities.

Moments away from Grovelands Park with its tranquil ambiance and charming cafe, this property offers a picturesque backdrop for daily living with a vast array of both social and leisure activities available. Families will appreciate the proximity to outdoor activities in the park, a children's playground, and being within the catchment area of esteemed educational institutions such as Eversley Primary School and Highlands Secondary School. Convenience is at your doorstep with nearby bus stops serving routes *125* and *456*, as well as easy access to Southgate Underground and Winchmore Hill Mainline stations, ensuring seamless connectivity to the wider city (approx 30 minutes to the West End & The City of London). Enjoy the convenience of local shops nearby, with effortless travel to Enfield Town and Wood Green for additional amenities and entertainment options. Embrace the opportunity to transform this property into your dream home, where comfort, convenience, and potential converge.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

EPC Rating: Current 59(D); Potential 85(B)

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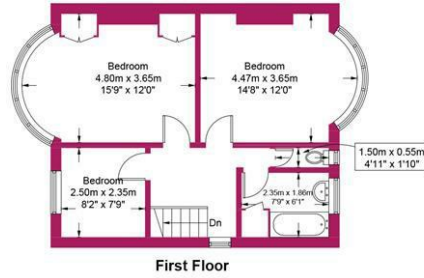
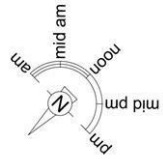
Church Hill, N21

Approximate Gross Internal Area = 1395 sq ft / 129.6 sq m

Shed = 77 sq ft / 7.2 sq m

Play House = 47 sq ft / 4.4 sq m

Garage = 122 sq ft / 11.3 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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.



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

