



Carpenter Gardens, London

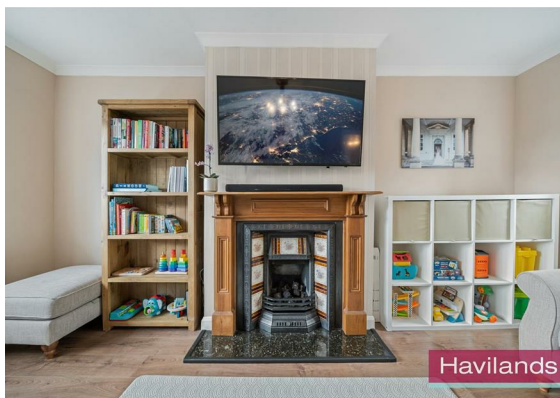
£590,000

Havilands

the advantage of experience



- Three Bedroom End of Terrace House
- Chain Free
- Off-Street Parking
- Outbuilding
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary & Winchmore School
- Local Shops including Sainsburys & Waitrose Close By
- Downstairs WC
- Planning Permission for Loft and Porch Granted
- Potential to Extend to the Rear (STPP)



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



Havilands are pleased to offer For Sale on a Chain Free basis, this THREE BEDROOM END OF TERRACE HOUSE on Carpenter Gardens, N21. An ideal starter home, the property offers in excess of 1100sqft of living space and is comprised of three bedrooms, family bathroom, spacious lounge and open-plan kitchen/diner. The property also benefits from a downstairs cloakroom, off-street parking for two vehicles and an approx 60ft rear garden with side access and outbuilding. Additionally planning permission for loft and porch has been granted. Plus potential to extend to the rear (STPP). Within walking distance of the house is Winchmore Hill Mainline station offering direct rail links into central London (Moorgate approx 25 mins). Also within walking distance of the house are a large number of shops and amenities in central Winchmore Hill including both Waitrose and Sainsburys supermarkets. The house is also ideally located for families, falling within the catchment area of Highfield Primary School & Winchmore School. There is also plenty of green space nearby with Firs Farm Wetlands & Grovelands Park both nearby as well as Winchmore Hill Sports Club also close by. 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 E (£2524.48 24/25)

EPC Rating: Current 62(D); Potential 86(B)

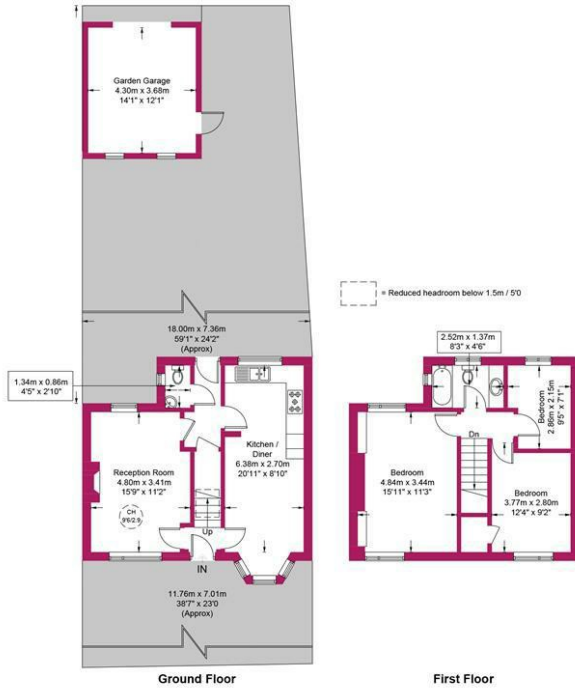
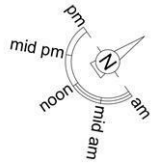
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Carpenter Gardens, N21

Approximate Gross Internal Area = 1103 sq ft / 102.5 sq m

Restricted Height = 10 sq ft / 0.9 sq m

Garden Garage = 171 sq ft / 15.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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