



Hoppers Road, London

Offers In Excess Of £800,000



the advantage of experience



- Four/Five Bedroom End of Terrace Town-House
- Off-Street Parking for Two Cars
- Spacious Rear Garden
- Downstairs WC
- Jack & Jill En-Suite Bathroom
- Utility Room
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Close to Local Shops & Amenities inc. Winchmore Hill Green, Outstanding Nursery Schools & Sainsburys
- Within Catchment of St. Paul's CofE Primary School, Highfield Primary School & Winchmore School
- Grovelands Park & Woodcroft Wildspace Nearby



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



Havilands are delighted to offer For Sale, this excellently presented FOUR/FIVE BEDROOM TOWNHOUSE on Hoppers Road, N21. Located moments from The Green, this ideal family home offers OVER 1500sqft of living space set across three floors and is comprised of: two reception rooms, spacious kitchen/diner, four bedrooms including Jack & Jill en-suite to the master bedroom, family bathroom, utility room and downstairs cloakroom.

The house is ideally located for commuters with Winchmore Hill Mainline station a short walk from the property offering direct rail links into central London (Moorgate approx 25 mins). Additionally the property is within easy reach of Southgate Underground station (Piccadilly) also offering direct links into London. The house also falls within the catchment area of a number of sought after schools in the area including St. Paul's CofE Primary, Highfields Primary School (OFSTED Outstanding) & Winchmore School with Keeble & Grange Park prep & Palmers Green High School also all nearby as well as a number of outstanding nurseries.

Within walking distance of the house are also a number of local shops and amenities along Green Lanes including Sainsburys supermarket as well as a number of restaurants and cafes on The Green including Hopper & Bean. There is also plenty of green space nearby with the incredibly popular Grovelands Park and Woodcroft Wildspace easily accessible offering a wide variety of both social and leisure activities. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

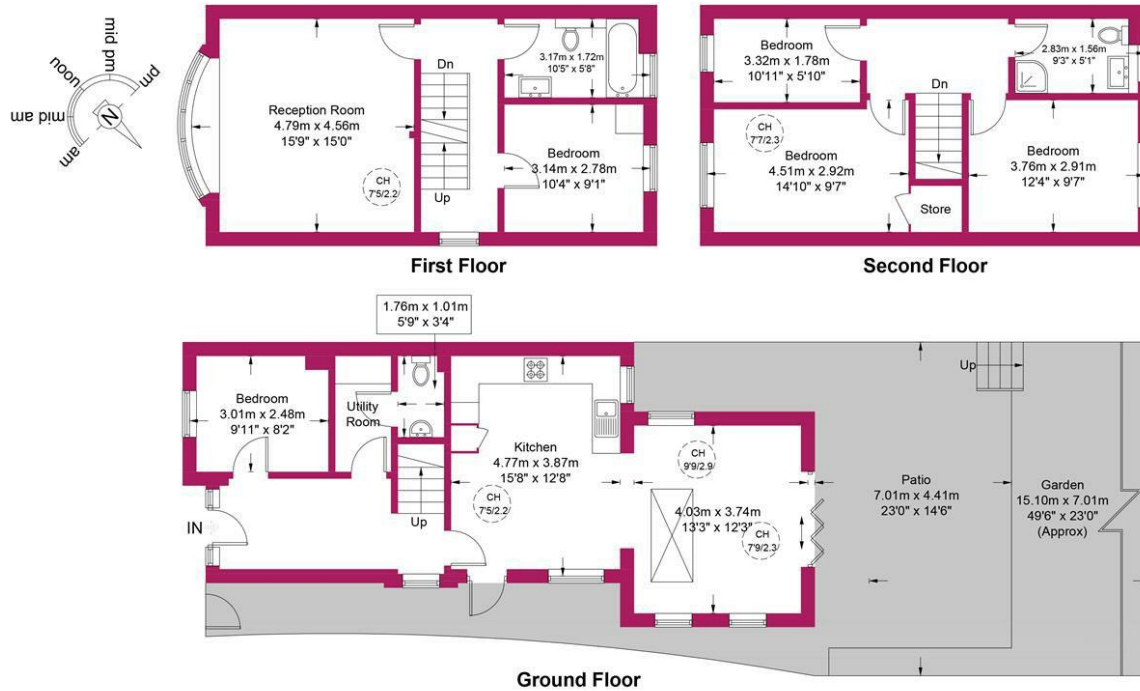
Council Tax: Band F (£2820.19 23/24)

EPC Rating: Current 73(C); Potential 84(B)

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Hoppers Road, N21

Approximate Gross Internal Area = 1521 sq ft / 141.3 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		73	
(55-68) D			
(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

