



Hillcrest, Winchmore Hill

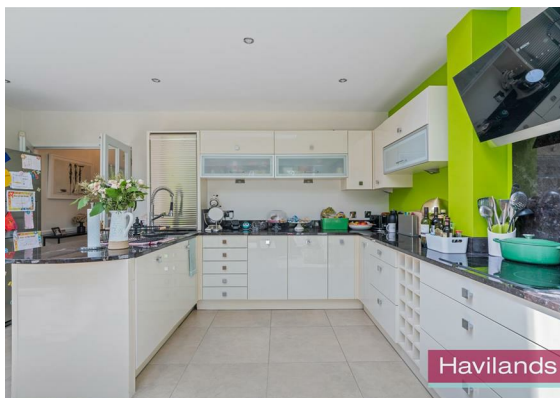
£1,600,000

Havilands

the advantage of experience



- Four Bedroom Semi-Detached Property with Off Street Parking
- Modern Kitchen/Diner with Skylights
- Bi-Folding Doors Leading to Mature 82ft. Garden
- Home Office, Laundry Room and Integrated Garage
- En Suite to Master Bedroom
- Close to Winchmore Hill National Rail (Moorgate 25 mins)
- Cul-De-Sac Location



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



Havilands are delighted to present this well presented, 4 bedroom, semi-detached family home with off street parking. Ground floor is comprised of bay window fronted reception room, through lounge and open plan, modern kitchen/diner with skylights and bi-folding doors leading out to patio area and mature garden extending to 82ft. Downstairs also boasts a w/c, home office, laundry room with side access and integrated garage. Upstairs there are 4 bedrooms with en suite to the master bedroom.

Ideally located on a cul-de-sac location close to Winchmore Hill National Rail (Moorgate 25 mins) and Winchmore Hill Green with all its amenities. Also close to sought after schools including St Pauls C of E Primary School. Viewing Highly recommended.

Tenure: Freehold
Council Tax Band: F
EPC: Currently 60D Potentially 81B

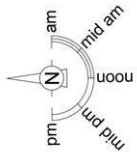
For more images of this property please visit havilands.co.uk

Hillcrest, N21

Approximate Gross Internal Area = 1996 sq ft / 185.4 sq m

Storage = 76 sq ft / 7.1 sq m

Garage = 64 sq ft / 6.0 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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



the advantage of experience