



# Harwoods Yard, Winchmore Hill

Offers Over £640,000

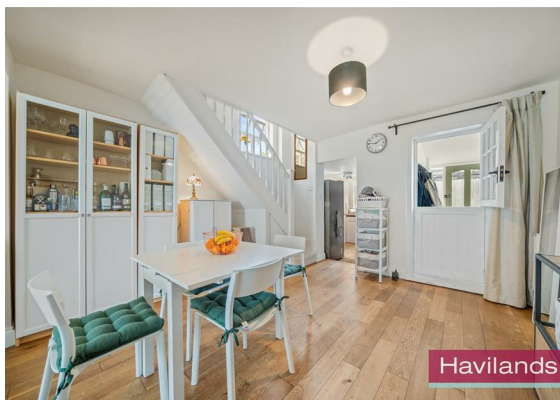
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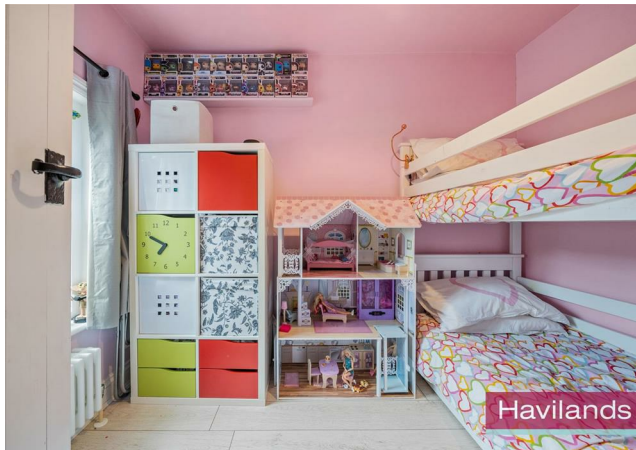




- Three Bedroom Semi-Detached House
- Conservatory
- Downstairs Cloakroom
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 25 mins)
- Close to Grovelands Park
- Within Catchment of St. Paul's CofE Primary School
- Ease of Access to A10 & A406
- Southgate Underground Station Nearby
- Local Shops & Amenities Nearby inc. Sainsburys & Waitrose
- On Street Parking



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



Havilands are pleased to offer For Sale this THREE BEDROOM SEMI DETACHED HOUSE located on Harwoods Yard, N21. Situated in the heart of Winchmore Hill and moments from The Green, the property is comprised of three bedrooms, family bathroom, through-lounge, kitchen, conservatory and downstairs cloakroom.

The house is ideally located for commuters with Winchmore Hill Mainline Station within walking distance, offering direct links into central London (Moorgate approx 25 mins). Additionally, the property is well positioned for those using public transport with regular bus routes passing Southgate Underground Station (Piccadilly). The house is also within close proximity to green space with Grovelands Park a short walk from the property offering a wide range of both leisure and social activities across the year. Also near to the property are a number of local shops and amenities on Green Lanes including Sainsburys & Waitrose supermarkets as well as a number of cafe's and restaurants including Hopper & Bean and Carlos @ B&V on The Green.

The property is also within the catchment area of a number of local schools including St. Paul's CofE Primary School in addition to being within easy reach of Keeble & Grange Park Prep Schools. To arrange a viewing, please 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 60(D); Potential 81(B)

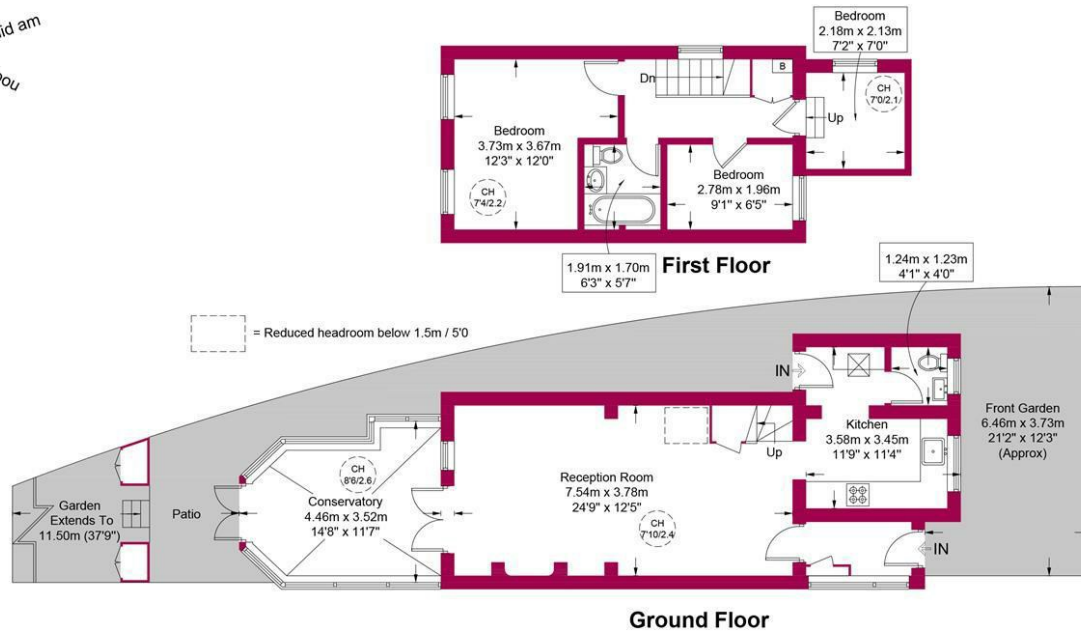
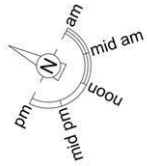
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# Harwoods Yard, N21

Approximate Gross Internal Area = 991 sq ft / 92.1 sq m

Restricted Height = 9 sq ft / 0.8 sq m



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



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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