



# The Spinney, Winchmore Hill

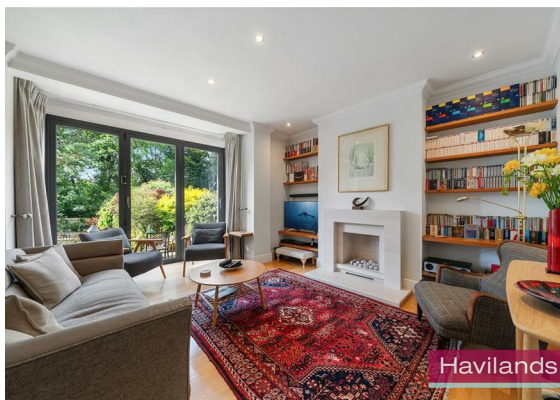
£1,000,000

Havilands

the advantage of experience



- Attractive 3 Bedroom Extended Semi Detached Family Home
- Off Street Parking and Integrated Garage
- Bi-Folding Doors Leading Out to Raised Patio Area
- 94ft Mature Garden
- A Stones Throw to Grovelands Park
- Walking Distance to Winchmore Hill Green and National Rail Station (Moorgate 30 Mins)
- Close to Several Popular Schools



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



Havilands are delighted to present this attractive 3 bedroom, semi detached property with off street parking on The Spinney N21.

The ground floor is comprised of 2 reception rooms, modern kitchen/diner, downstairs w/c and integrated garage. Bi-folding doors from both the kitchen and 2nd reception room lead out to a raised patio area and steps down to 94ft mature well kept garden. Upstairs there are 3 bedrooms and family bathroom with separate w/c.

Location wise, The Spinney is considered highly desirable due to its close proximity to Grovelands Park, Winchmore Hill Green and National Rail Station (Moorgate 30 mins) and several popular schools. Viewing highly recommended.

Tenure: Freehold

Council Tax Band: F

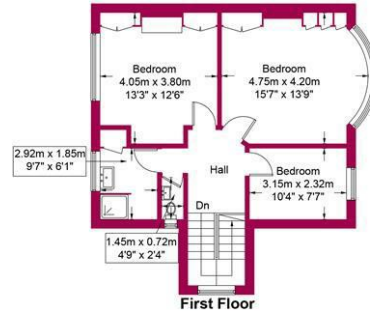
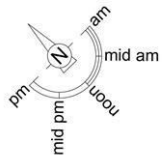
EPC Rating: TBC

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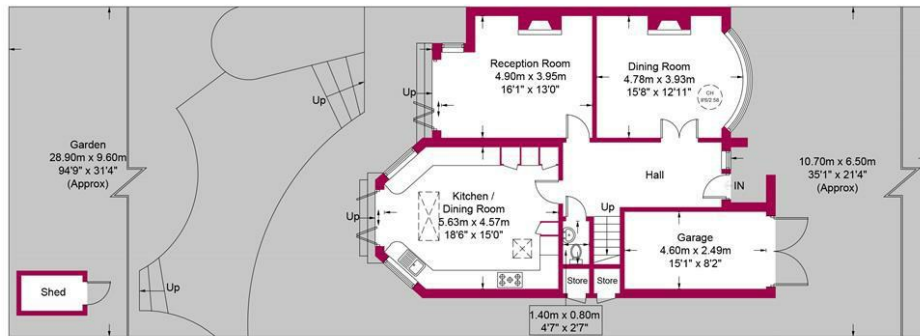
# The Spinney, N21

Approximate Gross Internal Area = 1624 sq ft / 150.9 sq m

Garage = 127 sq ft / 11.8 sq m



First Floor



Ground Floor

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