



Wades Hill, London

Offers Over £1,000,000

Havilands

the advantage of experience



- Three Bedroom Detached House
- Approx 60ft Rear Garden
- Detached Garage & Off-Street Parking
- Planning Permission Granted
- Corner Plot
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary & Highlands Schools
- Ease of Access to A10 & A406
- Grovelands Park Nearby
- Local Shops & Amenities inc. Sainsburys Within Walking Distance



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



Havilands are delighted to offer For Sale, this THREE BEDROOM DETACHED HOUSE on Wades Hill, N21. Located moments from The Green, this ideal family home is comprised of two reception rooms, spacious kitchen, spacious entrance hall, downstairs cloakroom, three bedrooms and family bathroom. The property also benefits from off-street parking, a detached garage and is situated on a generous corner plot with planning permission granted (Details available on Enfield Council website).

The property is conveniently located with Winchmore Hill Mainline Station a short walk from the house, offering direct rail links into central London (Moorgate approx 25 mins) as well as close to local bus routes running to Southgate Underground station (Piccadilly). Both the A10 & A406 are also within easy reach of the property offering excellent road links across the Borough and Greater London. The house falls within the catchment area of a number of the areas most sought after schools including St. Paul's CofE Primary and Highlands School. Also nearby are Keeble Prep, Grange Park Prep and Palmers Green High Schools. Also in close proximity to the property is Grovelands Park offering plenty of green space amongst a wide array of both social and leisure activities available throughout the year. 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 G (£3442.47 24/25)

EPC Rating: Current 65(D); Potential 81(B)

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

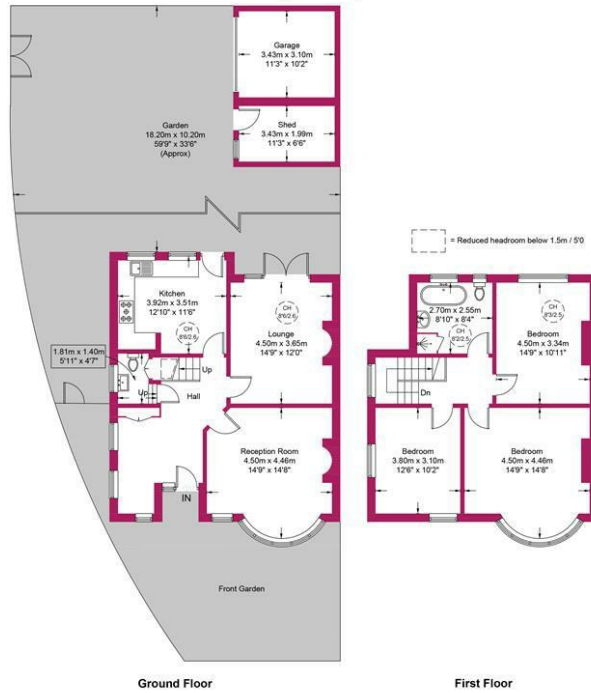
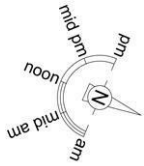
Wades Hill, N21

Approximate Gross Internal Area = 1578 sq ft / 146.6 sq m

Restricted Height = 4 sq ft / 0.4 sq m

Shed = 74 sq ft / 6.9 sq m

Garage = 115 sq ft / 10.7 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 65 | |
| (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 | |

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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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