



# Orpington Road, London

Offers Over £1,000,000

**Havilands**

the advantage of experience



- Four Bedroom Detached House
- Chain Free
- En-Suite to Master Bedroom
- Period Features including feature fireplaces throughout.
- Downstairs WC
- Garage
- Potential to Extend (STPP)
- Catchment of St. Paul's & Highfield Primary Schools
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Local Shops & Amenities inc. Sainsburys Nearby

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



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM DETACHED HOUSE on Orpington Road, N21. Located in the highly sought after Winchmore Hill region of North London, the property is comprised of four bedrooms with en-suite to the master bedroom, family bathroom, two reception rooms, kitchen/diner and downstairs WC. The property also benefits from a good size rear garden and detached garage to the rear of the garden.

The house falls within the catchment area of some of the area's most sought after schools including St. Paul's CofE Primary & Highfield Primary schools as well as Winchmore School. The property is a short walk from central Winchmore Hill with an array of shops, restaurants and amenities along Green Lanes as well as being close to Sainsburys superstore. The house is also walking distance to Winchmore Hill Mainline station providing rail links into central London (Moorgate approx 30 mins).

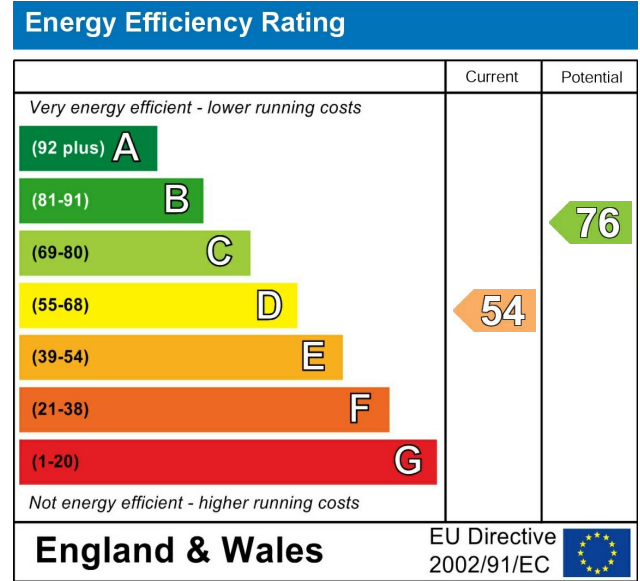
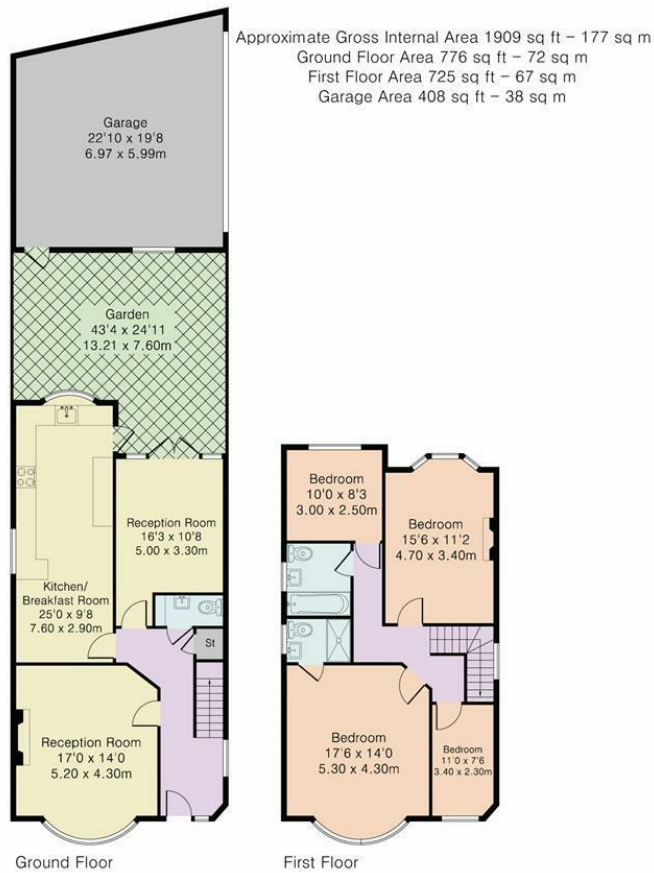
Offering over 1900sqft of living space, the property also offers potential to extend both to the rear and into the loft (STPP), this ideal family home is also within easy reach of green space locally with Grovelands Park nearby. The property is also located close to local public transport routes as well as providing ease of access to both the A10 & A406. Viewing is highly recommended so to arrange yours, please get in touch with a member of the team.

Tenure: Freehold

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 56(D); Potential 81(B)

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team  
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