



Fernleigh Road, Winchmore Hill

£850,000

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- CHAIN FREE
- POTENTIAL TO EXTEND (STPP)
- DETACHED
- WINCHMORE HILL STATION NEARBY (MOORGATE APPROX 30 MINS)
- ST. PAUL'S C OF E PRIMARY - 0.4 MILES
- WINCHMORE SCHOOL - 0.7 MILES
- LOCAL SHOPS AND AMENITIES INC. SAINSBURYS WITHIN WALKING DISTANCE
- DOWNSTAIRS CLOAKROOM
- GROVELANDS PARK NEARBY



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



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM DETACHED HOUSE on Fernleigh Road, N21. Located on one of Winchmore Hill's most sought after roads, the house offers over 1400sqft of living space across two floors and is comprised of: three bedrooms, family bathroom, separate cloakroom, two reception rooms, dining room, kitchen and downstairs cloakroom. Rear garden extending to approx 80ft in length. In need of modernisation throughout, there is potential to extend (STPP) to the rear and into the loft.

The house is within walking distance of Winchmore Hill Mainline Station (Moorgate approx 30 mins) and a short drive to Southgate Underground station (Piccadilly). The property is close to a number of sought after local schools including:

- St. Paul's CofE Primary - 0.4 miles
- Highfield Primary - 0.5 miles
- Palmers Green High School (Independent) - 0.2 miles
- Keble Preparatory School (Independent) - 0.5 miles
- Winchmore School - 0.7 miles

Within walking distance of the property are a number of local shops and amenities along Green Lanes including Sainsburys & Waitrose in addition to cafe's, bars and restaurants on The Green. Also within easy reach of the property are both the A10 & A406 offering excellent road links and public transport routes into central London and across the wider Borough. 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 F (£2983.47 24/25)
- EPC Rating: Current 48(E); Potential 74(C)

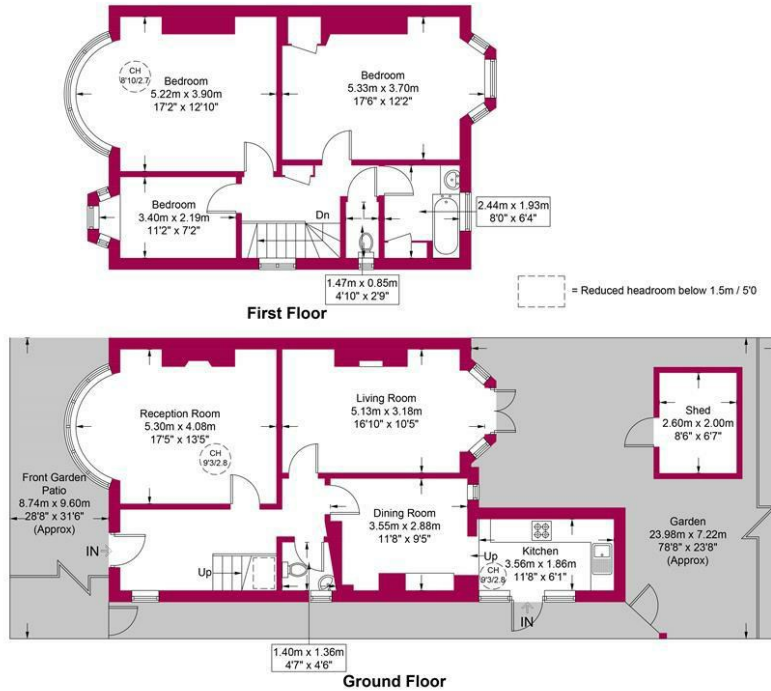
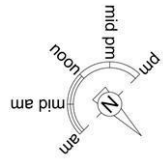
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Fernleigh Road, N21

Approximate Gross Internal Area = 1402 sq ft / 130.3 sq m

Restricted Height = 5 sq ft / 0.5 sq m

Shed = 56 sq ft / 5.2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		48	
(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.



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 come by and meet the team
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