



# Hoodcote Gardens, Winchmore Hill

£1,450,000

**Havilands**

the advantage of experience



- Five Bedroom Semi-Detached House
- Off-Street Parking
- Garage
- Within Catchment of St. Paul's CofE Primary School & Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Local Shops Nearby including Waitrose & Sainsburys
- Grovelands Park Close By
- En-Suite to Master Bedroom
- Downstairs Cloakroom



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this finely finished FIVE BEDROOM SEMI-DETACHED HOUSE on Hoodcote Gardens, N21. Located in the heart of Winchmore Hill, this ideal family home offers 2648sqft of living space across three floors and is comprised as follows:

Ground Floor: Lounge, Spacious Kitchen/Diner, Utility Room, Downstairs Cloakroom

First Floor: Four Bedrooms including cloakroom to the master bedroom, Family Bathroom

Second Floor: Bedroom including En-Suite and Dressing Room with Juliet balcony.

The property also benefits from an integral garage, off-street parking, a good size rear garden with outbuilding and additional storage.

The house falls within the catchment area of some of the areas most sought after schools including St. Paul's CofE Primary School and Winchmore School. Also within walking distance is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). Nearby are a number of local shops and cafe's on Winchmore Hill Green including Hopper & Bean. The property is also within easy reach of Waitrose & Sainsburys supermarkets on Green Lanes.

There is also an abundance of green space nearby with the highly popular Grovelands Park within easy reach offering a wide array of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 60D; Potential 83B

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

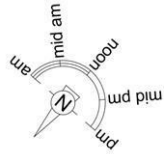
# Hoodcote Gardens, N21

Approximate Gross Internal Area = 2805 sq ft / 260.6 sq m

Restricted Height = 36 sq ft / 3.4 sq m

Gym = 266 sq ft / 24.7 sq m

Garage = 133 sq ft / 12.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</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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