



The Alders, Winchmore Hill

Guide Price £1,100,000

Havilands

the advantage of experience



- Chain Free Four Bedroom Semi-Detached Property
- Winchmore Hill Mainline Station 0.5 miles away (Moorgate approx 25 mins)
- St. Paul's CofE Primary School 0.6 Miles Away & Keble Prep School 0.3 Miles Away Highlands Secondary 1.2 Miles Away
- Southgate Underground Station (Piccadilly) 1.4 Miles Away
- Off-Street Parking
- En-Suite to Master Bedroom
- Balcony
- Spacious Rear Garden with Summer House
- Downstairs Cloakroom
- Quiet Cul-de-Sac Location





****Guide Price: £1,100,000 - £1,150,000****

Havilands are delighted to offer For Sale, this spacious CHAIN FREE FOUR BEDROOM SEMI-DETACHED HOUSE on The Alders, N21. Nestled in the heart of Winchmore Hill on a quiet cul-de-sac, the property offers 2170sqft of living space across three floors and is comprised of four bedrooms with EN-SUITE to the master bedroom, family bathroom, through-lounge, kitchen/diner and downstairs cloakroom. The property also benefits from off-street parking, detached garage to the rear of the property, summer house and a good size rear garden. The house is ideally located for families with ST. PAUL'S CofE PRIMARY SCHOOL 0.6 miles away KEBLE PREP SCHOOL 0.3 miles away and HIGHLANDS SECONDARY SCHOOL 1.2 miles. WINCHMORE HILL MAINLINE STATION is just 0.5 miles away providing direct rail links into central London (Moorgate approx 25 mins). Additionally SOUTHGATE UNDERGROUND STATION (Piccadilly) is 1.4 miles away. Nearby is an abundance of green space with the highly popular GROVELANDS PARK within walking distance of the property offering a variety 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 F (£2983.47 24/25)

EPC Rating: Current 62(D); Potential 78(C)

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

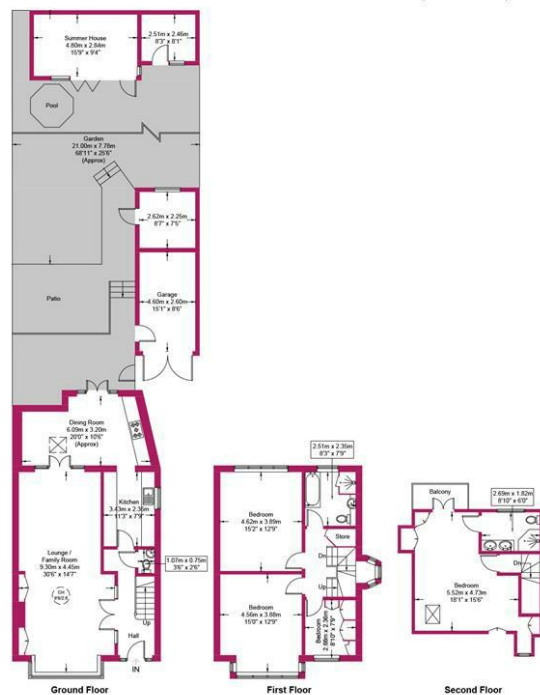
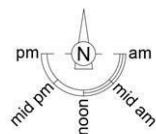
The Alders, N21

Approximate Gross Internal Area = 2170 sq ft / 201.6 sq m

Summer House = 147 sq ft / 13.7 sq m

Stores = 130 sq ft / 12.1 sq m

Garage = 129 sq ft / 12.0 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(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.



**Certified
Property
Measurer**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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