



Hoppers Road, Winchmore Hill

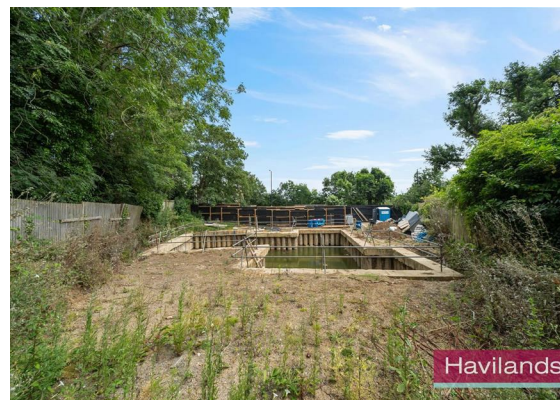
Offers Over £750,000

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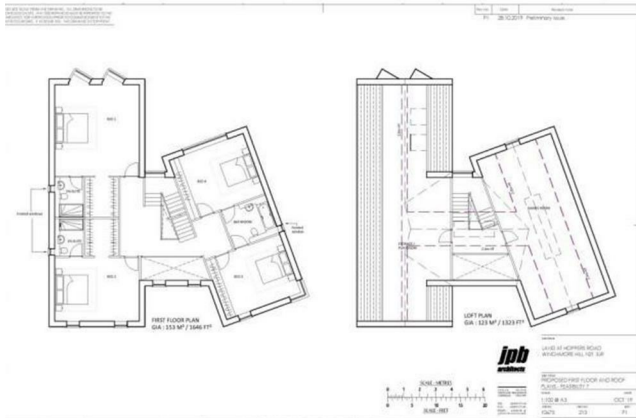
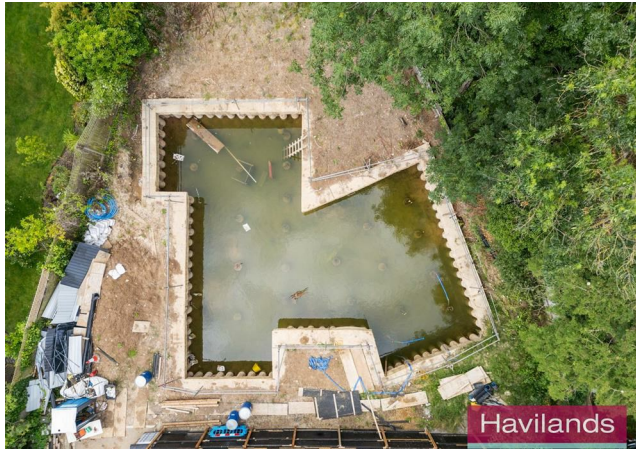
the advantage of experience



- Substantial Freehold Site of 6012 sq ft on Hoppers Road N21
- Planning Permission Approved for Substantial Detached Four Bedroom Property 4947 sq ft with Potential for Fifth Bedroom in the Loft
- Winchmore Hill National Rail Station (Moorgate approx. 25 mins) is 0.2 Miles Away
- Keble Primary School is 0.2 Miles Away and St. Paul's C of E Primary School is 0.3 Miles Away and Winchmore Secondary School is 0.7 Miles Away
- Plans include Off Road Parking for Two Vehicles, Front, Side and Rear Garden Area
- Plans for Large Basement with a Cinema Room, Gym and Games Room
- Highly Sought After Location



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



Havilands are delighted to present this SUBSTANTIAL FREEHOLD PLOT OF LAND OF 6012 SQ FT WITH PLANNING PERMISSION on sought after Hoppers Road, N21.

Planning permission approved, and works commenced, for the construction of a substantial DETACHED FOUR BEDROOM HOUSE over approximately 4947 sq ft. With potential for 5th bedroom in the loft.

Approved plans include off road parking for two vehicles, front side and rear garden areas and a large basement with a cinema room, gym and games room.

Located on the west side of Hoppers Road with easy reach of Winchmore Hill Green and all its amenities.

Winchmore Hill National Rail Station (Moorgate approx. 25 mins) is 0.2 miles away.

Keble Primary School is 0.2 miles away and St. Paul's C of E Primary School is 0.3 miles away and Winchmore Secondary School is 0.7 miles away.

Ground Floor - Open Plan Living Room/Kitchen/Dining Room, TV Room, Cloakroom, Study.

First Floor - Four Bedrooms, Two En Suite Shower Rooms/WC, Bathroom/WC.

Viewing is strictly by appointment only - to arrange a viewing, please do not hesitate to get in touch with a member of the team.

Further potential subject to requisite consents.


Planning permission (Ref 19/03824/FUL) was granted by Enfield Council on 19th May 2021 for "Erection of a detached 2-storey 4-bed single family dwelling involving basement level, hardstanding and vehicular access."

Please note a number of the conditions of the planning approval have been discharged and works have commenced.

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



the advantage of experience

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 come by and meet the team
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