



Hoppers Road, Winchmore Hill

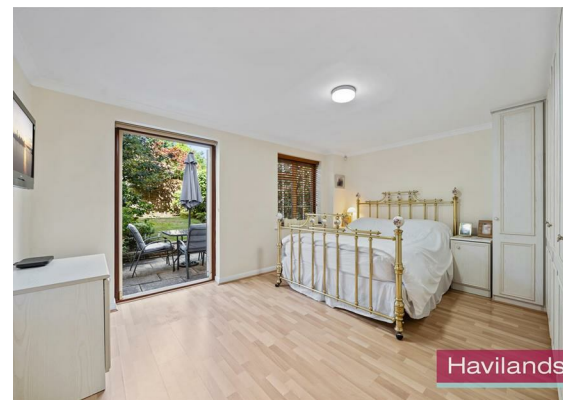
Guide Price £675,000

Havilands

the advantage of experience



- Four Bedroom Townhouse with Off Street Parking
- 1330 sq ft of Living Space Across Three Floors
- Winchmore Hill Station (Moorgate approx. 25 mins) 0.5 miles away
- Highfield Primary School (Outstanding) 0.6 miles away and Winchmore Secondary School 0.7 miles away
- Integrated Garage
- Downstairs W/C
- Fourth Bedroom with Built In Wardrobes and Direct Access to Garden
- Bright and Airy Throughout
- Mature Garden





****Guide Price: £675,000 - £700,000****

Havilands are pleased to offer For Sale this well presented FOUR BEDROOM TOWNHOUSE with off street parking located on Hoppers Road, N21. Set across three floors this ideal family home offers 1330 sq ft of living space and is comprised of: kitchen and reception room on the first floor, three bedrooms and family bathroom on the second floor and integrated garage, downstairs w/c and fourth bedroom with built in wardrobes and direct access to the garden on the ground floor. Outside the well maintained garden extends to 33ft.

Ideally located within walking distance to WINCHMORE HILL STATION (Moorgate 25 mins) and Winchmore Hill Green just 0.5 miles away. The property is also close to a number of sought after schools including HIGHFIELD PRIMARY SCHOOL (Outstanding) 0.6 miles away and WINCHMORE SECONDARY SCHOOL 0.7 miles away.

Green Lanes local shops and amenities including Sainsbury's supermarket are close by as well as ease of access to Grovelands Park and Woodcroft Wildspace. Viewing is highly recommended.

Property Information

Tenure: Freehold

Local Authority: Enfield Borough

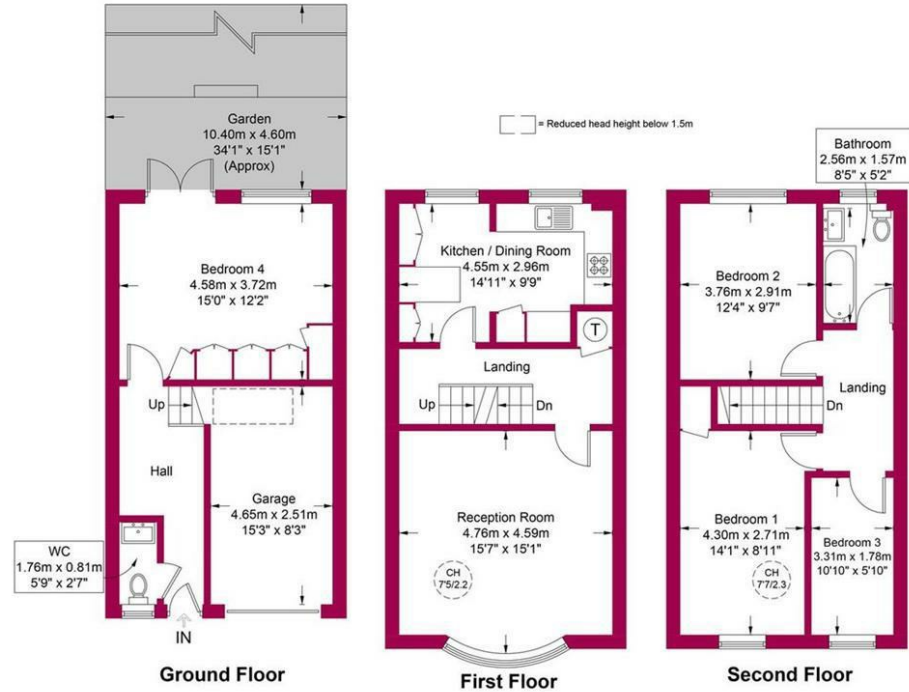
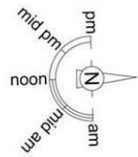
Council Tax: Band F (£2820.19 23/24)

EPC Rating: Current 66(D) Potential 84(B)

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

Hoppers Road, N21

Approximate Gross Internal Area = 1330 sq ft / 123.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(55-68) D			
(39-54) E			
(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.



havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY

