



# Broad Walk, London

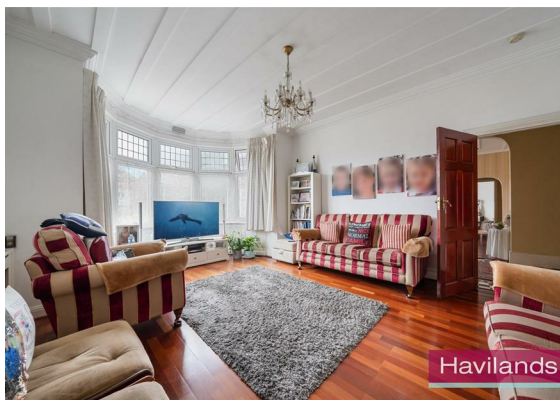
£2,999,995

Havilands

the advantage of experience



- Six Bedroom Detached House
- Carriage Driveway & Garage
- Swimming Pool
- Two Reception Rooms, Dining Room, Breakfast Room & Utility Room
- Potential to Extend (STPP)
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Grovelands Park Nearby
- Within Catchment for St. Paul's CofE Primary School
- Keble Prep, Palmer's Green High School & Grange Park Independent Schools Nearby



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



Havilands



Havilands



Havilands



Havilands

Havilands are delighted to offer For Sale, this SIX BEDROOM DETACHED HOUSE on Winchmore Hill's premier road, Broad Walk. Offering over 6000sqft of living space set across two floors, the house is comprised of four double bedrooms including dressing room off the master bedroom, two single bedrooms, family bathroom, two reception rooms, dining room, breakfast room, downstairs cloakroom and pantry. The property also benefits from a carriage driveway, double garage and a well proportioned rear garden housing a swimming pool and playhouse.

Set within a plot totalling 0.35 acres the property offers potential to extend (STPP) to make this house truly your own. Grovelands Park is a short walk away offering plentiful green space and an array of both social and leisure activities. Additionally, the property is within easy reach of road links covering both the local and wider area with both the A10 & A406 easily accessible. The house is also a short walk from The Green with popular cafes and restaurants including Hopper & Bean and Carlos. Also within easy reach are a number of shops and amenities in central Winchmore Hill & Southgate including Waitrose, Sainsburys and M&S Food Store. The house is also within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) and is a short drive from Southgate Underground Station (Piccadilly).

The house is also within the catchment area of a number of local sought after schools including St. Paul's CofE Primary School, as well as close to Grange Park prep, Keble prep & Palmers Green High School. Viewings are strictly by appointment only - Demand is anticipated to be extremely high so to arrange a viewing please contact one of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band H (£4130.96 24/25)

EPC Rating: Current 60(D); Potential 80(C)

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



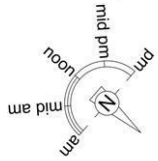
the advantage of experience

# Broad Walk, N21

Approximate Gross Internal Area = 6076 sq ft / 564.5 sq m

Restricted Height = 515 sq ft / 47.9 sq m

Outbuildings = 1461 sq ft / 135.7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</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.



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



the advantage of experience