



Anderson Close, N21

Offers In Excess Of £550,000

Havilands

the advantage of experience



- Three Bedroom Semi-Detached House
- Chain Free
- Detached Garage
- Within Walking Distance of Grange Park Mainline Station (Moorgate approx 30 mins)
- Oakwood & Southgate Underground Stations (Piccadilly) Nearby
- Within Catchment of Merryhills, Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Grovelands, Oakwood & Trent Parks Nearby
- Downstairs Cloakroom
- Local Shops & Amenities inc. Sainsburys Nearby



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



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED HOUSE on Anderson Close, N21. Located in the highly popular Highlands Village development, the house offers over 1000sqft of living space and is comprised of: three bedrooms, family bathroom, kitchen, lounge/diner and downstairs cloakroom. The house also benefits from an approx 35ft rear garden and detached garage.

An ideal family home, the property falls within the catchment area of a number of sought after local schools including Merryhills, Grange Park & Eversley Primary Schools in addition to Highlands School. The property is also within easy reach of local shops and amenities including Sainsburys supermarket within Highlands Village. Within walking distance of the property is Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). Also nearby are both Southgate & Oakwood Underground Stations (Piccadilly) with regular public transport to both locations. The property is close to green space with Grovelands, Oakwood and Trent Parks all within walking distance. To arrange a viewing, please do not hesitate to get in touch,

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 68(D); Potential 87(B)

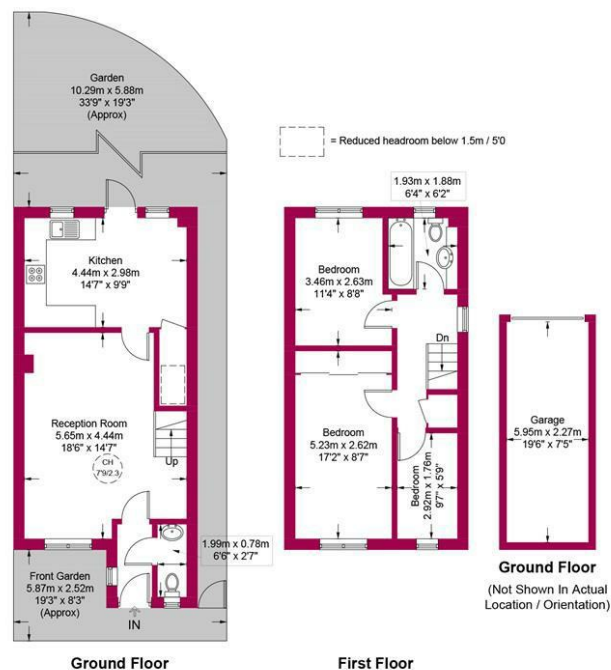
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Approximate Gross Internal Area = 1025 sq ft / 95.2 sq m

Restricted Height = 8 sq ft / 0.8 sq m

Garage = 146 sq ft / 13.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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	

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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**

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come by and meet the team

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