



Gatward Close, London

Guide Price £450,000



the advantage of experience



- Two Bedroom House
- Chain Free
- Garage & Off-Street Parking
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Highlands School
- Local Shops & Amenities Nearby
- Grovelands Park Within Walking Distance



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



****Guide Price: £450,000 - £475,000****

Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM END OF TERRACE HOUSE on Gatward Close, N21. Situated close to The Green, this ideal starter home is comprised of two double bedrooms, family bathroom, through-lounge and kitchen. The property also benefits from off-street parking and a garage in addition to a private rear garden.

The house falls within the catchment area of sought after local schools including St. Paul's CofE Primary & Highlands School and is also within easy reach of local independent schools including Grange Park and Keble Prep Schools as well as Palmers Green High School.

The house is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). A short drive or bus journey from the property is Southgate Underground Station (Piccadilly) also offering direct links into London. There are a number of local shops and amenities within walking distance of the house including a number of cafes and restaurants along The Green including Hopper & Bean and Pot & Bun. Additionally there is plenty of green space nearby with the incredibly popular Grovelands Park within walking distance offering a wide array 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 d (£2065.48 24/25)

EPC Rating: Current 64(D); Potential 83(B)

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Approximate Gross Internal Area 956 sq ft – 89 sq m
 Ground Floor Area 581 sq ft – 54 sq m
 First Floor Area 375 sq ft – 35 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	64	
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team
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