



# Arundel Gardens, N21

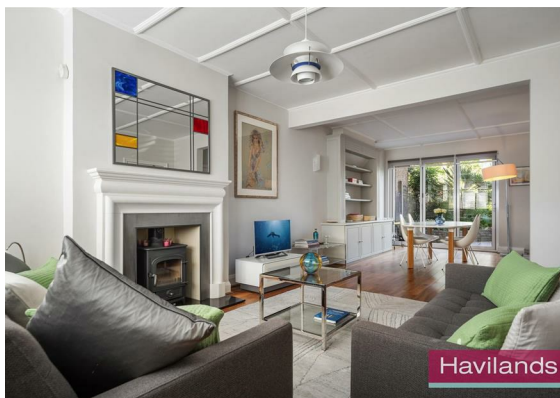
Offers Over £1,000,000

**Havilands**

the advantage of experience



- Four Bedroom Semi-Detached House
- Off-Street Parking
- En-Suite & Downstairs Cloakroom
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Winchmore School
- Local Shops & Amenities inc. Sainsburys Nearby
- Grovelands Park Nearby
- Ease of Access to A10 & A406



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



Havilands are delighted to offer For Sale, this spacious FOUR BEDROOM SEMI-DETACHED HOUSE on Arundel Gardens, N21. Right in the heart of Winchmore Hill on a quiet road, the property offers plenty of living space across three floors and is comprised of four bedrooms with EN-SUITE to the master bedroom, family bathroom, through-lounge, kitchen/diner. The property also benefits from off-street parking and a good size, landscaped rear garden.

The house is ideally located for families with ST. PAUL'S CofE PRIMARY SCHOOL 0.6 miles away KEBLE PREP SCHOOL 0.5 miles away and HIGHLANDS SECONDARY SCHOOL 1.6 miles. WINCHMORE HILL MAINLINE STATION is just a 0.4 mile walk away providing direct rail links into central London (Moorgate approx 25 mins). Additionally SOUTHGATE UNDERGROUND STATION is 1.6 miles away. Within walking distance is the highly popular GROVELANDS PARK offering a variety 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 F (£2983.47 24/25)

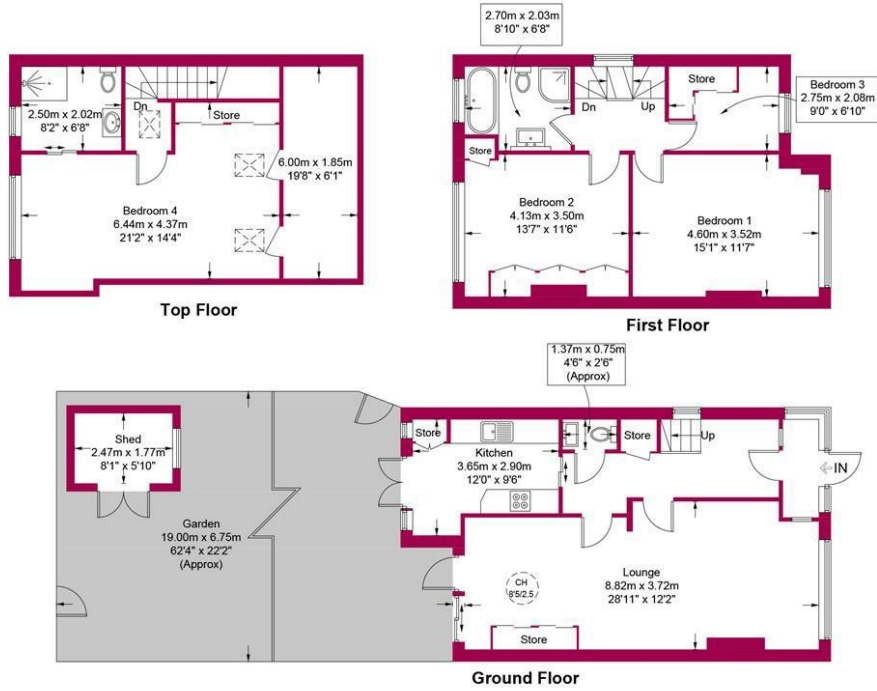
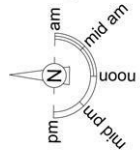
EPC Rating: Current 68(D); Potential 83(B)

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Approximate Gross Internal Area = 1647 sq ft / 153.0 sq m

Shed = 46 sq ft / 4.3 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</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.



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 come by and meet the team  
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