

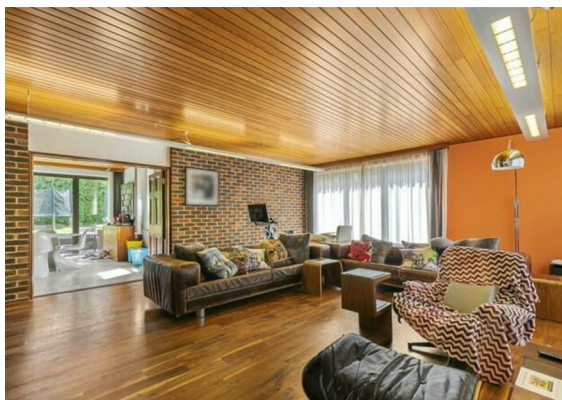


Eversley Mount, London

Offers Over £2,000,000

Havilands

the advantage of experience



- Four Bedroom Detached House
- Off-Street Parking
- Double Garage
- Swimming Pool & Sauna
- En-Suite to Master Bedroom
- Within Catchment Area of Merryhills, Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Walking Distance to Winchmore Hill & Grange Park Mainline Stations (Moorgate approx 30 mins)
- Trent Park, Oakwood Park & Grovelands Park Nearby
- Local Shops Nearby inc. Sainsburys (Highlands Village)

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



Havilands are pleased to offer For Sale, this FOUR BEDROOM DETACHED HOUSE on Eversley Mount, N21. Situated on the edge of Winchmore Hill & Grange Park, this excellently presented property offers over 3200sqft of living space and is comprised of: four bedrooms with en-suite to the master bedroom and built in wardrobes to all four bedrooms, family bathroom, lounge, dining room, study, kitchen, utility room and downstairs cloakroom. The house also benefits from off-street parking for a number of vehicles, a double garage, pool room, sauna and outdoor swimming pool.

The house is excellently positioned for families with the property falling within the catchment area of Merryhills, Eversley & Grange Park Primary Schools in addition to Highlands School. There are local shops and amenities nearby with Sainsburys supermarket (Highlands Village) within walking distance as well as local shops along Chaseville Park Road. A short drive or bus journey from the property is Winchmore Hill Mainline Station (Moorgate approx 30 mins) and both Oakwood & Southgate Underground Stations (Piccadilly).

There is also plenty of green space nearby with Trent Park, Oakwood Park & Grovelands Park all within easy reach, offering a wide array of leisure and social activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band H (£4130.96 24/25)

EPC Rating: Current 60(D); Potential 78(C)

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Approximate Gross Internal Area 3271 sq ft – 304 sq m
 Ground Floor Area 1470 sq ft – 137 sq m
 First Floor Area 1371 sq ft – 127 sq m
 Garage Area 379 sq ft – 35 sq m
 Outbuilding Area 51 sq ft – 5 sq m



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

havilands | 020 8886 6262
 come by and meet the team
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