



# Macleod Road, N21

Asking Price £650,000

**Havilands**

the advantage of experience



- Chain Free, Four Bedroom, Three Bath Townhouse
- Cul-De-Sac Location within Highlands Village
- In Catchment for Outstanding Schools Including Eversley Primary and Highlands Secondary
- Modern Kitchen with Direct Access to Garden
- Off Street Parking and Integrated Garage
- Downstairs W/C
- Built In Wardrobes to Two Bedrooms with En-Suite to Master Bedroom
- Grange Park National Rail (Moorgate approx. 30 mins) is 1 Mile Away and Southgate Underground (Piccadilly Line) is 1.5 Miles Away





Havilands are delighted to present this CHAIN FREE , FOUR BEDROOM, THREE BATH, TOWNHOUSE on a cul-de-sac location within the ever popular Highlands Village.

This great family home is comprised of 1,444 sq ft, set across 3 floors, and boasts off street parking and garage.

The ground floor is comprised of integrated garage, modern kitchen with direct access to the garden and downstairs w/c. Up on the first floor there is a bright and spacious reception room, with views over the garden, two bedrooms and shower room. Up to the second floor there are two further bedrooms, both with built in wardrobes, one with en-suite and a family bathroom. Outside the well kept garden extends to 46 ft.

Ideally located in catchment for several OUTSTANDING schools including Eversley Primary School and Highlands Secondary School.

Also in close proximity are the amenities of Highlands Village including Sainsbury's Supermarket. Grange Park National Rail (Moorgate approx. 30 mins) is 1 mile away and Southgate Underground (Piccadilly Line) is 1.5 miles away. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2023-24 £2,983.47)

EPC Rating: Currently 69C Potentially 84B

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

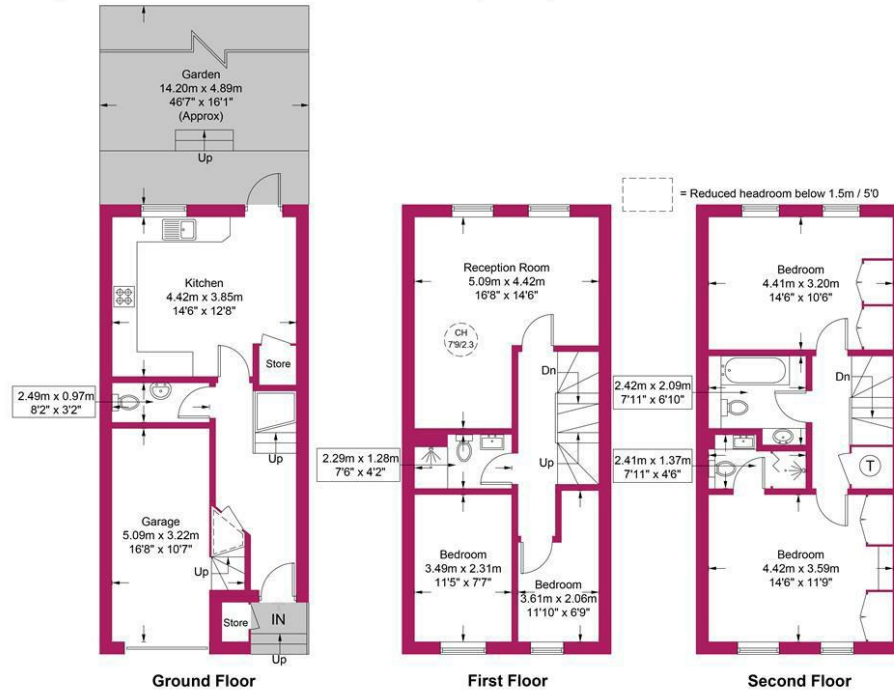
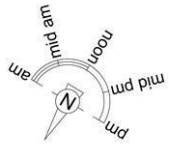
# Macleod Road, N21

Approximate Gross Internal Area = 1444 sq ft / 134.2 sq m

Restricted Height = 16 sq ft / 1.5 sq m

Store = 6 sq ft / 0.6 sq m

Garage = 146 sq ft / 13.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	

**Havilands**

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

