



Beaulieu Gardens, Winchmore Hill

£1,100,000

Havilands

the advantage of experience



- Rarely Available, Three Bedroom, Detached House
- Chain Free
- Off-Street Parking
- Waterfront Views
- 80ft Rear Garden
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School (OUTSTANDING)
- Within Catchment of Winchmore School
- Private Road
- Ease of Access to A10 & A406



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



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this rarely available, WATERFRONT, DETACHED HOUSE on Beaulieu Gardens, N21. Offering 2405sqft of living space, the property is comprised of three bedrooms, family bathroom, two reception rooms, kitchen, office and conservatory. The property also benefits from off-street parking, an integral garage and an approx 80ft rear garden. Positioned on a private road, the property requires modernisation throughout but offers significant potential to be transformed into a stunning family home. The house is a very short walk away from central Winchmore Hill with a number of local shops and amenities nearby including Waitrose & Sainsburys supermarkets.

Ideally positioned for families, the house falls within catchment of sought after local schools including Highfield Primary School (OUTSTANDING) and Winchmore School. Additionally, within walking distance of the house is Winchmore Hill Mainline Station providing direct rail links into central London (Moorgate approx 30 mins) with connections to Piccadilly & Northern Line services as well as Overground & Thameslink. To arrange a viewing, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 46(E); Potential 79(C)

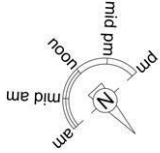
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Beaulieu Gardens, N21

Approximate Gross Internal Area = 2405 sq ft / 223.4 sq m

Green House = 182 sq ft / 16.9 sq m

Garage = 146 sq ft / 13.6 sq m



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |



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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