



Queens Avenue, N21

£600,000

Havilands

the advantage of experience



- Two Bedroom End Terrace House
- Chain Free
- En-Suite to Master Bedroom
- Downstairs WC
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Local Shops & Amenities inc. Waitrose & Sainsburys Nearby



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



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM END TERRACE HOUSE located on Queens Avenue, N21. Situated in the heart of Winchmore Hill, this ideal starter home offers 1110sqft of living space and is comprised of: two double bedrooms with en-suite to the master bedroom, family bathroom, lounge, dining room, kitchen and downstairs cloakroom. The property also benefits from a separate study in the rear garden by way of an outbuilding.

The property is conveniently located within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. Additionally the house falls within the catchment area of Highfield Primary School as well as Winchmore School.

In close proximity to the property are a vast array of shops and amenities with Sainsburys and Waitrose supermarkets within walking distance. There is also ease of access to the A10 & A406 offering excellent road links across the Capital. Viewing is highly recommended. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 61(D); Potential 85(B)

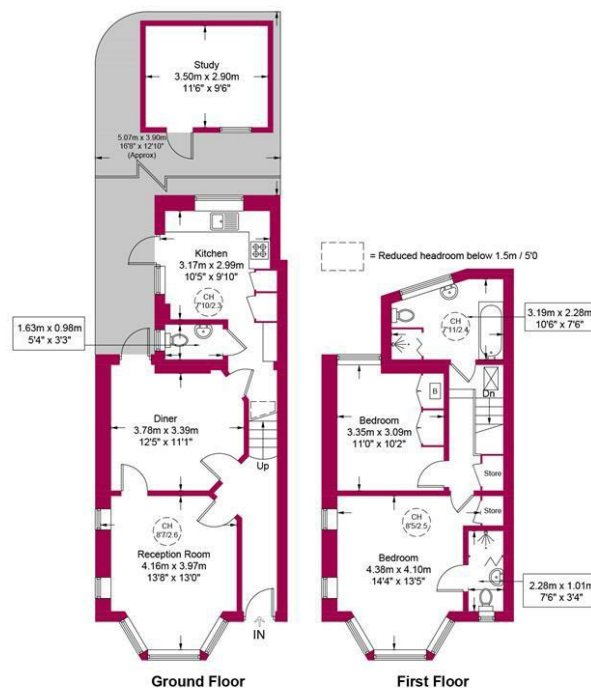
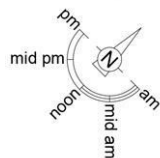
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Approximate Gross Internal Area = 1110 sq ft / 103.1 sq m

Restricted Height = 3 sq ft / 0.3 sq m

Study = 109 sq ft / 10.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



**Certified
Property
Measurer**

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come by and meet the team

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