



The Larches, London

£575,000

Havilands

the advantage of experience



- Three Bedroom House
- Potential to Extend (STPP)
- Detached Garage
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield & Firs Farm Primary Schools
- Within Catchment of Winchmore School
- Ease of Access to A10 & A406
- Firs Farm Wetlands & Grovelands Park Nearby





Havilands are pleased to offer For Sale, this THREE BEDROOM HOUSE on The Larches, N13. Located on the border of Palmers Green & Winchmore Hill, the house offers 1154sqft of living space across two floors and is comprised of three bedrooms, family bathroom, through-lounge and kitchen. The property also benefits from a garage to the rear of the house and has potential to extend to the rear and into the loft (STPP).

An ideal family home, the property falls within the catchment area of sought after local schools including Highfield & Firs Farm Primary Schools as well as Winchmore School. 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 Underground, Overground and Thameslink services. There is also ease of access to both the A10 & A406 offering excellent road links across the Borough and Greater London.

The house is also in close proximity to green space with Firs Farm Wetlands close by and the ever popular Grovelands Park with an array of social and leisure activities throughout the year also within easy reach. 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 E (£2524.48 24/25)

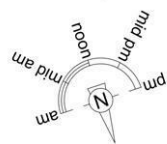
For more images of this property please visit havilands.co.uk

The Larches, N13

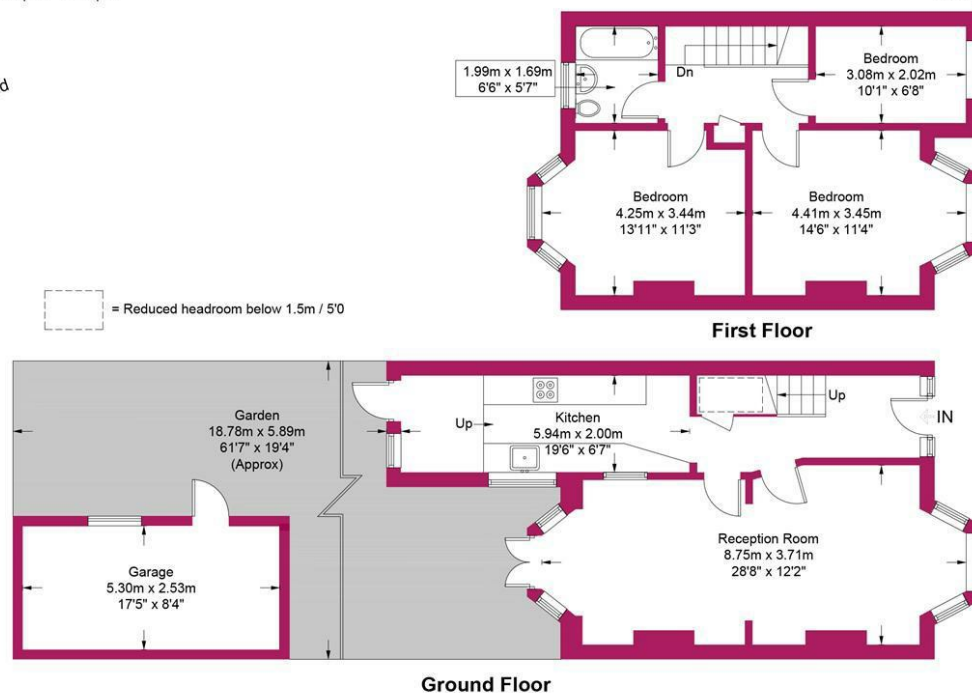
Approximate Gross Internal Area = 1154 sq ft / 107.2 sq m

Restricted Height = 12 sq ft / 1.1 sq m

Garage = 145 sq ft / 13.5 sq m



= Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

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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.



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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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