



# Hillfield Park, N21

Offers In Excess Of £1,400,000

**Havilands**

the advantage of experience





- Five Bedroom, Two Bath, Semi-Detached Property
- Off Street Parking for Several Vehicles
- 2,858 sq ft of Living Space Across Three Floors
- En-Suite to Master Bedroom
- In Catchment of Several Sought After Schools
- Walking Distance to Winchmore Hill Station (Moorgate approx. 25 mins)
- Garden Extends 110ft





Havilands are delighted to present this FIVE BEDROOM, TWO BATHROOM, SEMI-DETACHED PROPERTY on Hillfield Park, N21. Extended and well presented through out the property offers 2,858 sq ft of living space across three floors. Benefitting from ample off street parking to the front the ground floor is comprised of integrated garage, living room, dining room, conservatory, modern kitchen and downstairs w/c. Bright and airy throughout with generous sky lights and bi-folding doors leading to well maintained garden extending to 110 ft. Up on the first floor there are four bedrooms, with built in wardrobes to two of the bedrooms, and family bathroom. On the second floor is the master bedroom, en-suite shower room and ample storage.

The property is ideally located for families in catchment of several sought after schools including St Paul's CofE Primary and Winchmore Secondary School. The property is also just a short walk to Winchmore Hill Station (Moorgate approx. 25 mins), Winchmore Hill Green with all its independent restaurants, cafes and amenities and Grovelands Park. Viewing highly recommended.

Tenure: Freehold  
 Local Authority: Enfield  
 Council Tax Band: G (2024/25 £3,442.47)  
 EPC: Currently 69C Potentially 81B

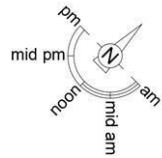
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

## Hillfield Park, N21

Approximate Gross Internal Area = 2858 sq ft / 265.5 sq m

Restricted Height = 267 sq ft / 24.8 sq m

Summer House = 133 sq ft / 12.4 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</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	

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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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