



# Beechdale, London

£900,000

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- Three Bedroom Semi-Detached House
- Off-Street Parking
- South-West Facing Garden - approx 100ft
- Potential to Extend (STPP)
- Walking Distance to Winchmore Hill Mainline & Southgate Underground Stations
- Downstairs WC
- Ease of Access to A10 & A406
- Local Shops & Amenities Within Easy Reach inc. Sainsburys
- Grovelands Park Nearby



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Havilands are pleased to offer For Sale, this THREE BEDROOM SEMI-DETACHED HOUSE on Beechdale, N21. Located in one of Winchmore Hill's most sought after areas, this ideal family home offers 1539sqft of living space across two floors and is comprised of: three bedrooms, family bathroom, two reception rooms, a spacious kitchen/diner and downstairs WC. The property also benefits from an approx 100ft rear garden and off-street parking for at least two vehicles. The property is equidistant to both Southgate Underground Station (Piccadilly) and Winchmore Hill Mainline Station offering direct rail links to central London (Moorgate approx 30 mins). Additionally the house is conveniently located for ease of access to both the A10 & A406, as well as being close to public transport links providing routes across the wider Borough. The property also falls within the catchment area of sought after local schools including Highfield Primary School. In addition, nearby is plenty of green space with the ever popular Grovelands Park within walking distance offering a range of both social and leisure activities. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 24/25)

EPC Rating: Current 58(D); Potential 78(C)

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



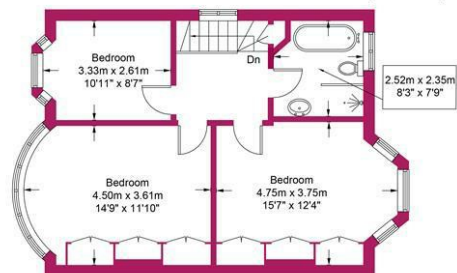
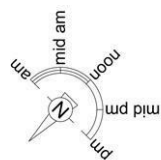
## Beechdale, N21

Approximate Gross Internal Area = 1539 sq ft / 143 sq m

Restricted Height = 7 sq ft / 0.7 sq m

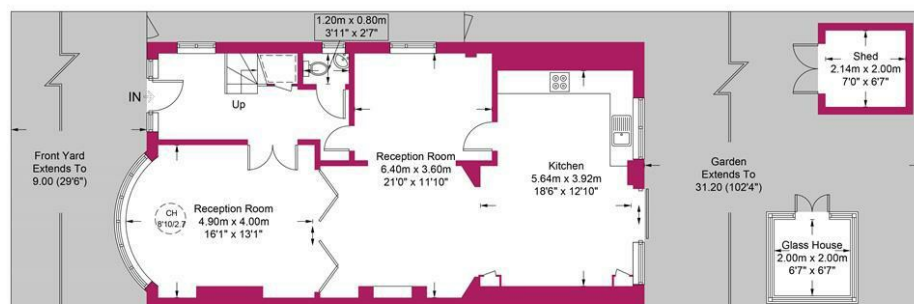
Shed = 45 sq ft / 4.2 sq m

Glass House = 43 sq ft / 4.0 sq m



First Floor

Reduced headroom below 1.5m / 5'0"



Ground Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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