



Harington Terrace, London

£575,000

Havilands

the advantage of experience



- Three Bedroom End of Terrace House
- Chain Free
- Off Street Parking
- Potential to Extend (STPP)
- Within catchment of Firs Farm & Hazelbury Primary Schools
- Within Catchment of Winchmore, Latymer & Edmonton County Schools
- Winchmore Hill Mainline approx 1.4 miles (Moorgate approx 30 mins)
- Silver Street Overground Station approx 1.1 miles (Liverpool St. approx 25 mins)
- Ease of Access to A10 & A406
- E.V. Charging Point



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM END TERRACE HOUSE located on Harington Terrace, N9. Situated on the borders of Palmers Green & Winchmore Hill, the property sits west of the A10 and offers 1083sqft of living space. An ideal family home, the property is comprised of three bedrooms, family bathroom, lounge, kitchen & dining room. The house also benefits from off-street parking, a west facing rear garden and potential to extend (STPP).

Perfectly positioned for families, the property falls within the catchment area for well-regarded local schools including Firs Farm & Hazelbury Primary Schools, as well as Winchmore, Latymer and Edmonton County Schools. Excellent road connections via the A10 and A406 provide easy access into central London and across the Borough. For commuters, both Winchmore Hill Mainline Station (Moorgate approx. 30 mins) and Silver Street Overground Station (Liverpool St approx. 25 mins) are just a short drive away.

Local amenities are close at hand, with Colosseum Retail Park nearby offering a variety of shopping and leisure outlets including Sainsbury's, Next and more. Outdoor spaces such as Firs Farm Wetlands & Playing Fields and Tatem Park Rec are also within easy reach, providing open green spaces, sports facilities and community activities throughout the year. Viewing is highly recommended — contact our team today to arrange yours.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band D (£2464.02 25/26)

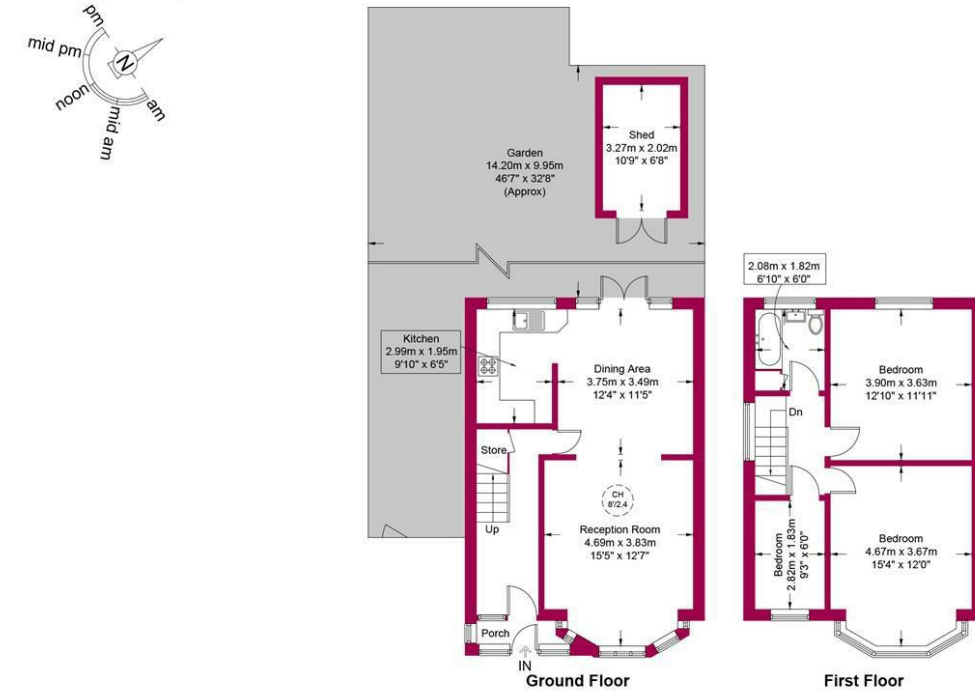
EPC Rating: Current 63(D); Potential 86(B)

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

Harington Terrace, N9

Approximate Gross Internal Area = 1083 sq ft / 100.6 sq m

Shed = 70 sq ft / 6.5 sq m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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

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