



# Winchmore Hill Road, N21

Offers Over £900,000

**Havilands**

the advantage of experience





- Three Bedroom Semi-Detached House
- Chain Free
- Garage & Off-Street Parking
- Downstairs WC
- 100ft South Facing Garden
- Potential to Extend (STPP).
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of West Grove, Eversley & Grange Park Primary Schools
- Local Shops & Amenities inc. Southgate Leisure Centre Nearby
- Grovelands Park Within Easy Reach



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



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED HOUSE on Winchmore Hill Road, N21. Nestled on the border of the highly desirable Winchmore Hill and Southgate areas, this larger than average family home boasts over 1,600 sq. ft. of bright and versatile living space. The property features three well-proportioned bedrooms, a stylish family bathroom, a convenient W/C, two spacious reception rooms, a well-equipped kitchen, and a downstairs WC. Adding to its appeal, the home benefits from off-street parking, a garage to the side, and exciting potential to extend to the side, rear and into the loft (STPP), making it a perfect long-term investment.

For commuters, the location couldn't be better—both Southgate Underground (Piccadilly Line) and Winchmore Hill Mainline Station (Moorgate approx. 30 mins) are within easy walking distance, providing excellent transport links across London, including connections to Overground, Underground, and Thameslink services.

Families will appreciate the highly sought-after school catchment, with renowned institutions such as West Grove, Eversley, and Grange Park Primary Schools nearby, alongside the well-regarded Highlands and Ashmole secondary schools. The home is also ideally positioned for everyday convenience, with Southgate town centre just moments away, offering an array of shops, cafés, and amenities, including the Southgate Leisure Centre and M&S Food Hall. For those who love the outdoors, the beautiful Grovelands Park is just around the corner, providing picturesque green spaces and year-round leisure activities.

This is a wonderful opportunity to secure a charming family home in a prime location—viewing is highly recommended!

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 63(D); Potential 84(B)

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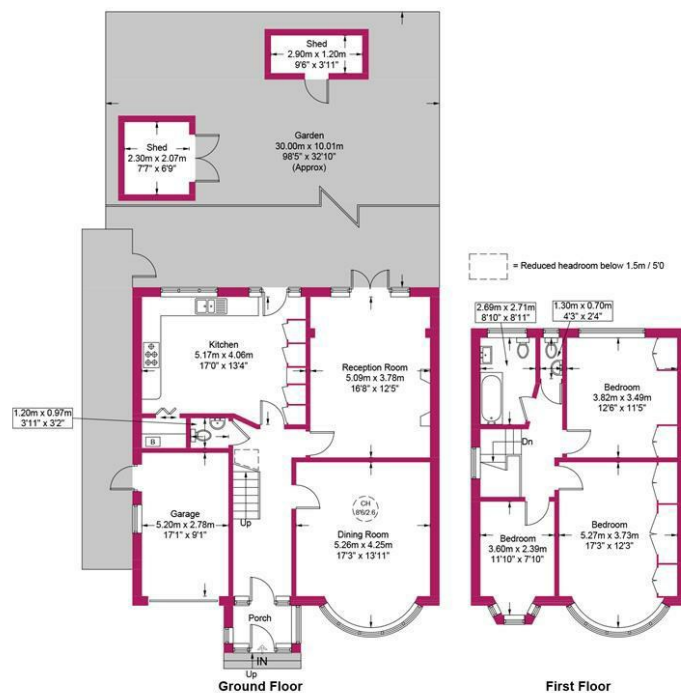
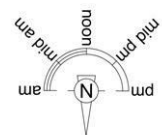


## Winchmore Hill Road, N21


Approximate Gross Internal Area = 1652 sq ft / 153.5 sq m

Shed = 88 sq ft / 8.2 sq m

Garage = 136 sq ft / 12.6 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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