

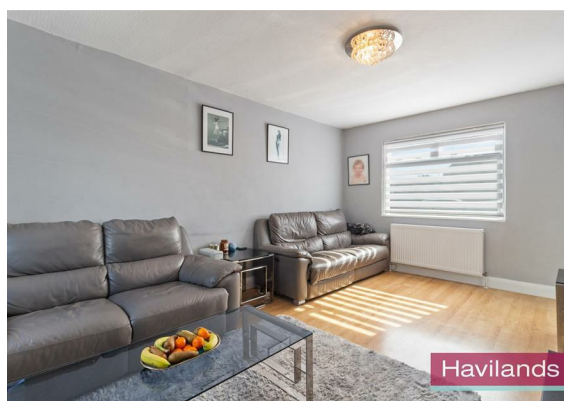


Carpenter Gardens, N21

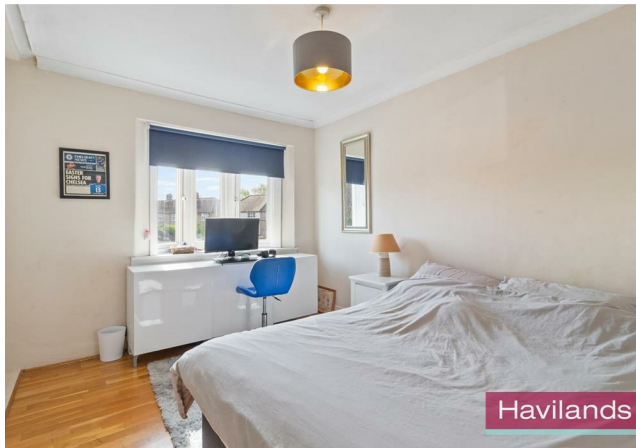
Guide Price £550,000

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- ****Guide Price: £550,000 - £575,000****
- Three Bedroom House
- Off-Street Parking
- Potential to Extend (STPP).
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby inc. Waitrose & Sainsburys supermarkets
- Grovelands Park & Firs Farm Wetlands Nearby



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Havilands are pleased to offer For Sale, this THREE BEDROOM HOUSE located on Carpenter Gardens, N21. Located in highly popular Winchmore Hill, this ideal family home offers over 1000sqft of living space and is comprised of three bedrooms, family bathroom, lounge and open plan kitchen/dining room. The property also benefits from off-street parking for two vehicles and a mature rear garden extending to approx 60ft. The property offers potential to extend (STPP) to both the rear and into the loft.

Within walking distance of the house is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. The property also offers ease of access to the A10 & A406 providing excellent road links into London and across the wider Borough.

The house falls within the catchment area of a number of sought after local schools including Highfield Primary as well as Winchmore & Latymer Schools. Nearby are a number of local shops and amenities along Green Lanes including Sainsburys & Waitrose supermarkets, both within walking distance. Additionally there is plenty of green space nearby with Firs Farm Wetlands & Playing Fields nearby as is the ever popular Grovelands Park with a range of social and leisure activities running throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (24/25 £2,524.48)

EPC Rating: Current 59(D); Potential 89(B)

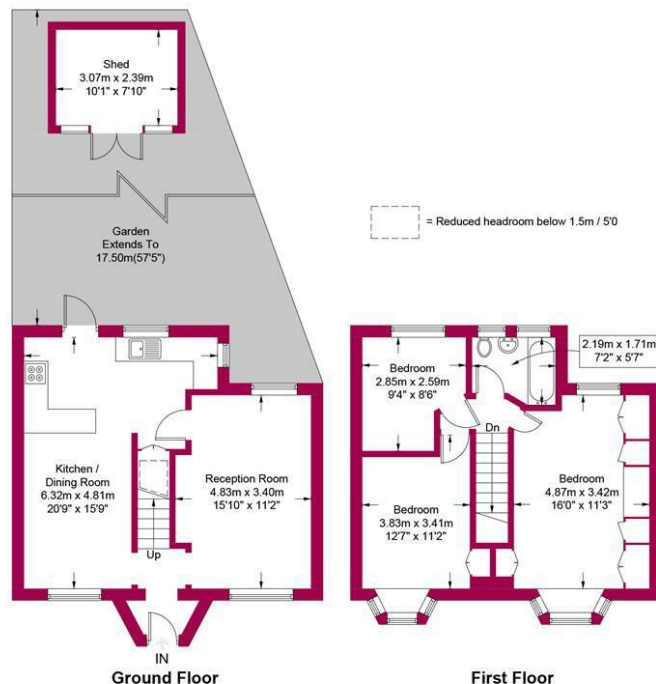
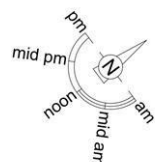
For more images of this property please visit havilands.co.uk

Carpenter Gardens, N21

Approximate Gross Internal Area = 1003 sq ft / 93.2 sq m

Restricted Height = 7 sq ft / .07 sq m

Shed = 79 sq ft / 7.3 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(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.



Certified
Property
Measurer

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come by and meet the team

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