



## Green Moor Link, N21

Offers Over £1,000,000

**Havilands**

the advantage of experience





- Four Bedroom Detached House
- En-Suite to Master Bedroom
- Downstairs Cloakroom
- Off-Street Parking
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Winchmore School
- Local Shops & Amenities inc. Waitrose Nearby



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



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Havilands are delighted to offer For Sale, this FOUR BEDROOM DETACHED HOUSE on Green Moor Link, N21. Situated on one of Winchmore Hill's more sought after roads, the property offers 1726sqft of living space across two floors and is comprised of: three double bedrooms with en-suite to the master bedroom, single bedroom, family bathroom, downstairs WC, two reception rooms and a spacious kitchen/diner. Additional benefits include off-street parking for at least two vehicles and a garage.

An ideal family home, the property falls within the catchment area of a number of sought after schools including St. Paul's CofE & Grange Park Primary Schools and Winchmore School. Additionally, the house is walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services.

Additionally, there are a number of local shops and amenities nearby with cafes and restaurants on The Green and a wider range of shops along Green Lanes including Waitrose & Sainsburys supermarkets. Well presented throughout, the house is also in close quarters to Grovelands Park, offering a range of social and leisure activities 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 F (£3606.70 25/26)

EPC Rating: Current 72(C); Potential 81(B)

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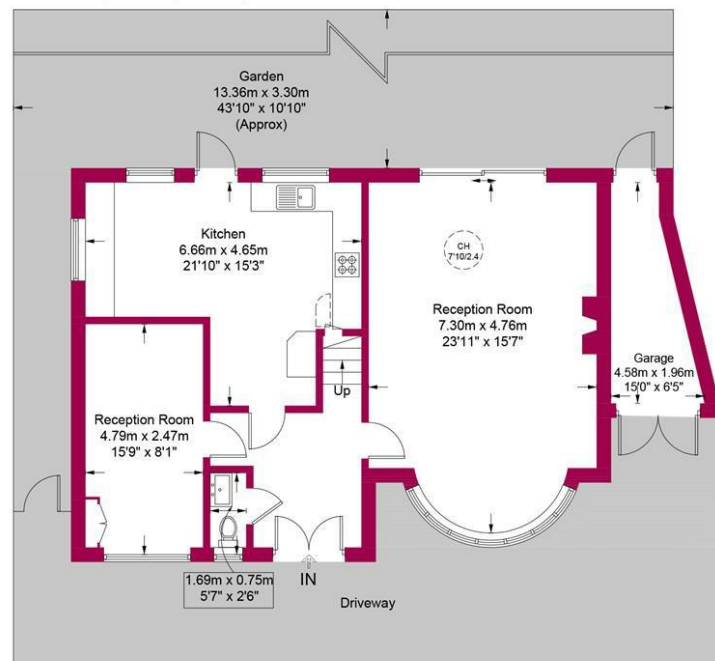


## Green Moor Link, N21

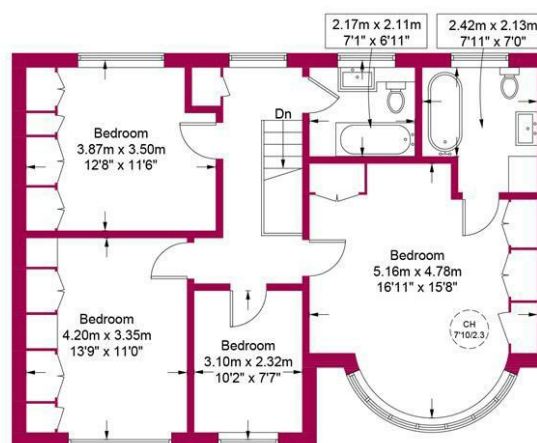
Approximate Gross Internal Area = 1726 sq ft / 160.4 sq m

Restricted Height = 2 sq ft / 0.2 sq m

Garage = 73 sq ft / 6.8 sq m



Ground Floor



First Floor

## Energy Efficiency Rating

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

72

81

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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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