



Maplin Close, N21

Offers Over £1,250,000

Havilands

the advantage of experience



- Three Bedroom Bungalow
- Off-Street Parking
- Mature South-East Facing Rear Garden (Approx 70ft)
- En-Suite to all Bedrooms
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Easy Reach of Oakwood & Southgate Underground Stations (Piccadilly)
- Within Catchment of Eversley & Grange Park Primary Schools and Highland School
- Large 24ft 4" x 19ft 8" Outbuilding, Ideal for Home Studio/ Workshop/Gym
- Local Shops & Amenities Nearby inc. Sainsburys
- Oakwood, Trent & Grovelands Parks Nearby



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Havilands are delighted to offer For Sale, this THREE BEDROOM BUNGALOW located on Maplin Close, N21. Nestled in the highly sought-after Winchmore Hill area, this beautifully presented home boasts an impressive 2187sqft of versatile living space, flooded with natural light throughout. The property features three generously sized double bedrooms, each with its own en-suite bathroom and built-in wardrobes, a guest WC, a spacious reception room perfect for entertaining, and a stylish kitchen/diner designed for modern family living.

Step outside to discover a mature 70ft rear garden, south-east facing to make the most of the morning and midday sun – perfect for relaxing or al fresco dining. The property also boasts a large outbuilding currently used as a snooker room/ workshop that would make an ideal home office/ gym/ studio. At 24ft 4" x 19ft 8" with windows on three sides and two entryways this is a fantastic additional living space. Additional benefits include off-street parking.

Ideally located for families, the home falls within the catchment area for several well-regarded primary schools including Eversley and Grange Park, as well as the highly sought-after Highlands Secondary School. Excellent transport links are within walking distance via Grange Park Mainline Station (Moorgate approx. 30 mins), with Oakwood and Southgate Underground Stations (Piccadilly Line) just a short drive away. Local amenities are close by, including Sainsbury's at Highlands Village and a range of shops, cafes, and services. Nature lovers will enjoy easy access to Oakwood, Trent, and Grovelands Parks – offering beautiful green spaces and leisure options all year round.

To arrange a viewing, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current 70(C); Potential 81(B)

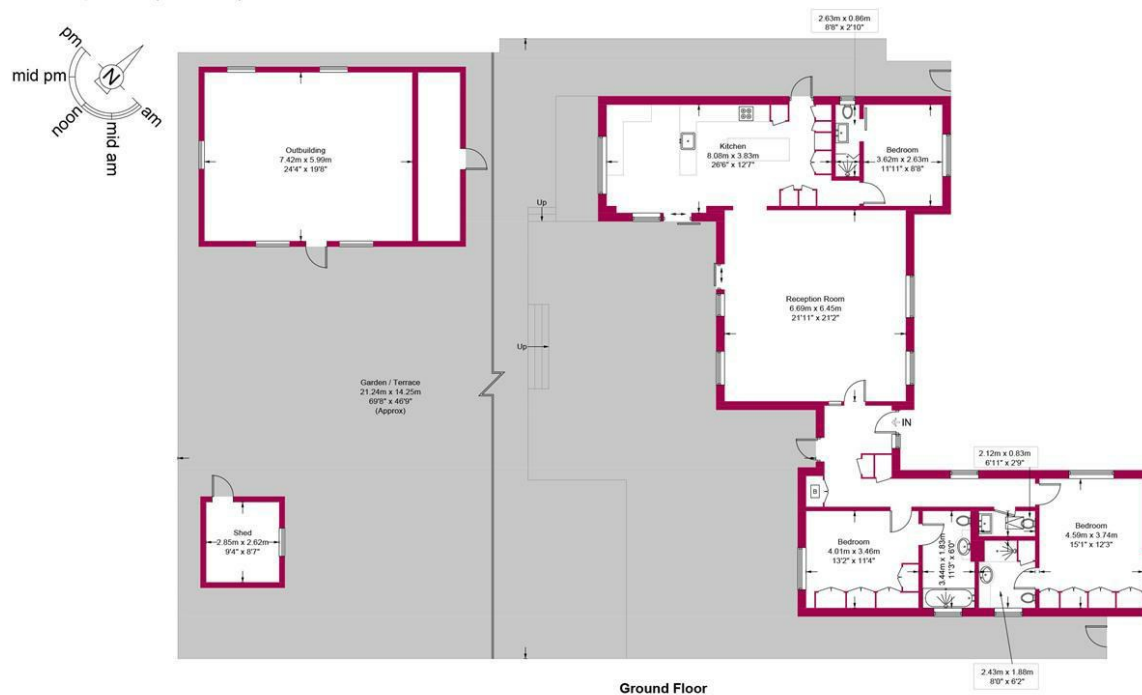
For more images of this property please visit havilands.co.uk

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Approximate Gross Internal Area = 2187 sq ft / 203.2 sq m

Outbuilding = 478 sq ft / 44.4 sq m

Shed = 80 sq ft / 7.4 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(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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