



# Elmscott Gardens, N21

£1,300,000

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- Four Bedroom Detached House
- Chain Free
- Potential to Extend (STPP)
- Double Garage & Off-Street Parking
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Grange Park Primary School
- South-West Facing Garden extending over 120ft
- Local Shops & Amenities Nearby
- Downstairs WC
- Utility Room & Home Office







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On the market for the first time in 40 years, Havilands are delighted to offer For Sale on a chain free basis, this four bedroom detached house located on Elmscott Gardens, N21. Nestled on a quiet cul-de-sac on the border of Winchmore Hill & Bush Hill Park, the property is in need of some modernisation throughout but offers 2436sqft of living space and is comprised of: Four Bedrooms including one with en-suite bathroom, Family Bathroom, Additional WC, Two Reception Rooms, Home Office, Kitchen/Diner, Utility Room and Downstairs WC. The property also benefits from a detached Double Garage, Off-Street Parking and an approx 120' South-West facing rear garden.

An ideal family home, the property falls within catchment of a number of local schools including Grange Park Primary School with good secondary schools nearby including Winchmore & Highlands Schools. For those considering commuting, Grange Park Mainline Station is within walking distance of the house, offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route.

Additionally, there is ease of access to the A10 offering excellent road links into the City as well as across Greater London via the A406.

There are a number of local shops and amenities within walking distance of the house along The Grangeway, Avenue Parade & Bush Hill Parade with a wider array of shopping facilities a short drive away in central Enfield, Southgate and Winchmore Hill including Waitrose & Sainsburys supermarkets. There is also green space in close quarters with Grovelands Park, Town Park & Bush Hill Park all easily accessible. Viewing is highly recommended - to arrange yours, please get in touch.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 58(D); Potential 82(B)

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

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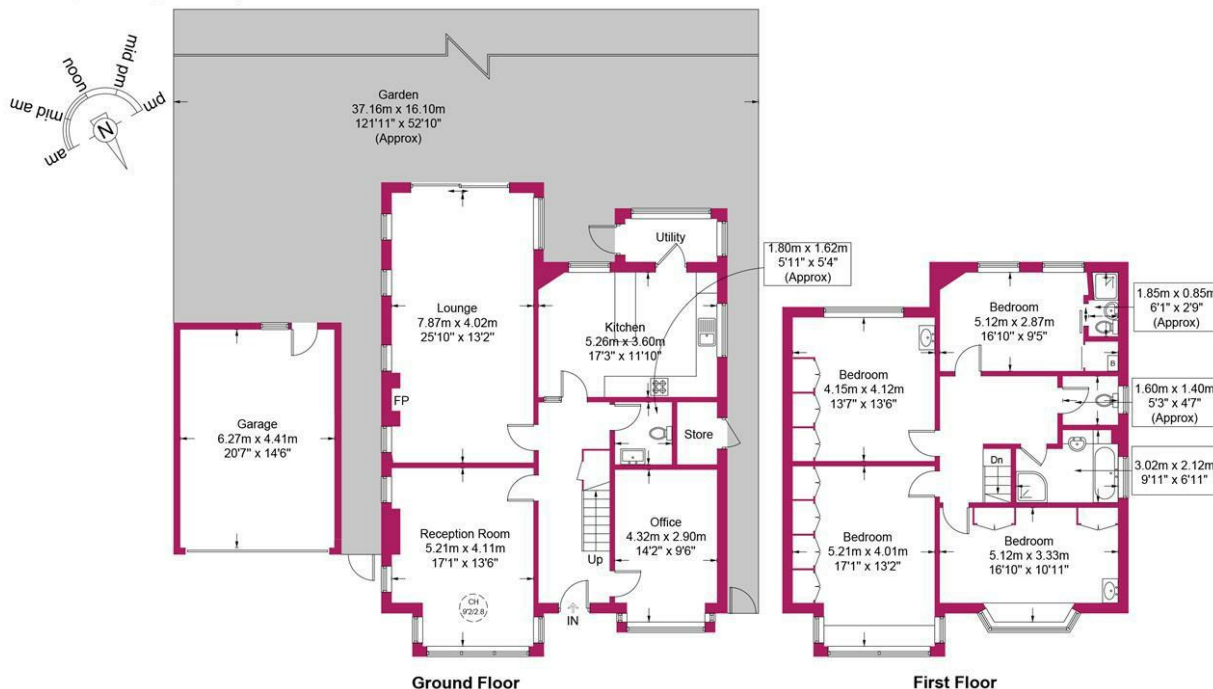
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## Elmscott Gardens, N21

Approximate Gross Internal Area = 2436 sq ft / 226.3 sq m

Garage = 301 sq ft / 28.0 sq m

Store = 24 sq ft / 2.2 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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