



Winchmore Hill Road, London

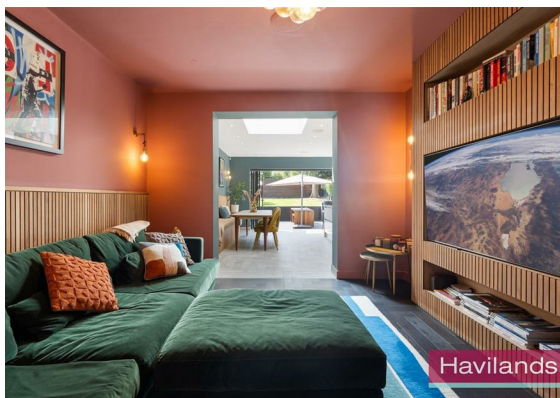
£1,250,000

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- Four Bedroom Semi-Detached House
- Off-Street Parking
- En-Suite to Master Bedroom
- Potential to Extend (STPP).
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of West Grove, Grange Park & Eversley Primary Schools
- Within Catchment of Ashmole Academy
- Local Shops & Amenities nearby inc. M&S Food Hall and Asda
- Oakwood Park & Grovelands Park Nearby



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



Havilands are pleased to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE located on Winchmore Hill Road, N21. Offering over 1700sqft of living space, this extended property is comprised of: Four bedrooms including one with en-suite bathroom, family bathroom, two reception rooms, utility room, downstairs WC and a spacious kitchen/diner. The property also benefits from off-street parking by means of driveway, a tiered rear garden extending over 75' and potential to extend further (STPP).

An ideal family home, the property is excellently placed for those considering schooling options, falling within the catchment area of sought after schools including Eversley, Grange Park & West Grove Primary Schools as well as highly desired secondary schools including Ashmole Academy. The property is also well placed for commuters, with Southgate Underground Station (Piccadilly) within walking distance offering direct links into central London with connections to Overground, Thameslink and National Rail services en-route.

Also within easy reach of the property are a wide range of shops and amenities in central Southgate including M&S Food Hall, ASDA supermarket and Southgate Leisure Centre. A short walk from the house are both Oakwood & Grovelands Park with the latter offering a range of social and leisure activities and events throughout the year.

Viewing is highly recommended to appreciate this stunningly presented property. To arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

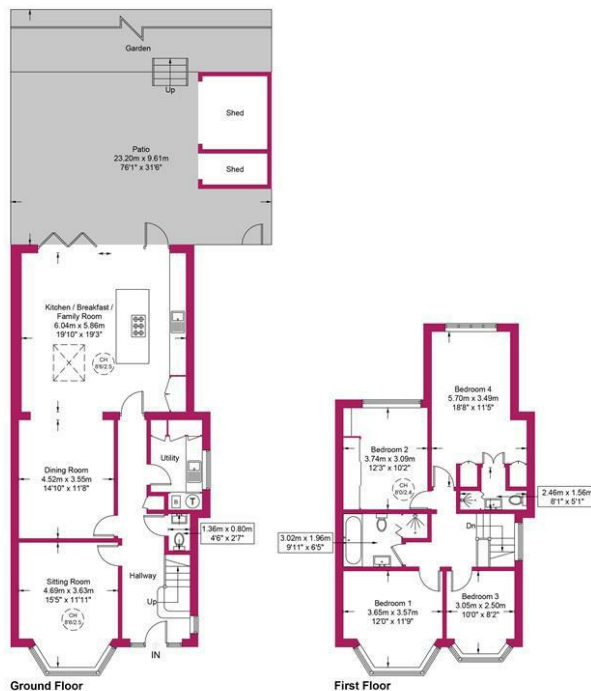
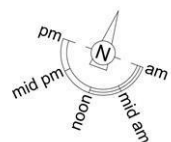
Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current 76(C); Potential 85(B)

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Winchmore Hill Road, N21

Approximate Gross Internal Area = 1715 sq ft / 159.3 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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

30 The Green, Winchmore Hill, London, N21 1AY

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