



Winchmore Hill Road, London

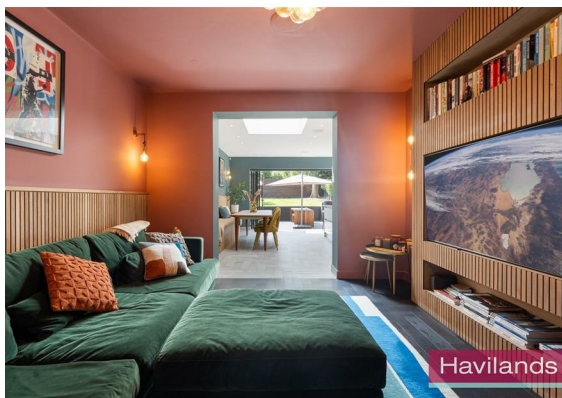
Offers Over £1,150,000

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the advantage of experience



- Smart App-Controlled Underfloor Heating Throughout
- Banham Security System with 24/7 Monitoring & Security Cameras
- High Spec Kitchen With Integrated Coffee Machine & Instant hot Water tap
- Sonos Sound System With Built-In Speakers
- Covered BBQ Area with Extractor Access
- Floor To Ceiling Black Framed Bi-Fold Garden Doors
- Electric Opening Sky Light Window
- High-end custom-made Window Shutters
- Bespoke Fitted Wardrobes
- Remote Controlled Garden Lighting & Sound System





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).

This well-presented home is ideally suited for families, located within the catchment area for several highly regarded schools including Eversley, Grange Park, and West Grove Primary, along with sought-after secondary options such as Ashmole Academy. Excellent transport links make commuting easy, with Southgate Underground Station (Piccadilly Line) just a short walk away, providing direct access to central London and connections to Overground, Thameslink and National Rail services.

Residents will also enjoy convenient access to Southgate's bustling high street, home to a variety of shops and amenities including M&S Food Hall, ASDA, and Southgate Leisure Centre. For outdoor enthusiasts, both Oakwood and Grovelands Parks are nearby, offering green open spaces, play areas, and year-round events and activities.

We highly recommend viewing to fully appreciate everything this beautiful home has to offer. To arrange yours, please get in touch with us today.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

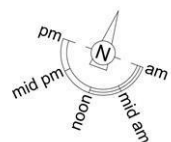
Council Tax: Band F (£3125.81 25/26)

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

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

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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