



Gatward Close, London

Offers Over £450,000

Havilands

the advantage of experience



- Two Bedroom House
- No Onward Chain – Move quickly with no complications.
- Private Driveway to front, ensuring convenience plus plenty of on-street parking
- Garage – attached garage providing additional storage or potential for conversion into a third bedroom with shower and toilet or an office / gym / work area (STPP)
- Local schools – in the catchment area for excellent local schools, including Highlands School and Sixth Form, Eversley Primary School plus Keble Prep independent school and Palmers Green High private school
- Generous rear garden accessed from kitchen or side gate – perfect for al fresco dining. Space to add a summer house/office at the rear without impacting enjoyment of the garden.
- Side entrance - with direct access to back garden
- Large Living / Dining Room – Generous space with plenty of natural light. A versatile room, ideal for entertaining and family dining
- Quiet Cul-de-Sac – accessed via The Alders, which opens out to a central and pleasant green-space with an abundance of trees and shrubs, this property is situated in a peaceful, family-friendly Close, ideal for those seeking privacy
- Warm air heating system – newly installed gas fired boiler ensuring instant hot water and heating



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Havilands are excited to present this 2-bedroom semi-detached house with garage, off-street parking and large garden, located in the highly desirable Winchmore Hill area. Although needing some modernisation (which is reflected in the price) this house is ready to move into and has incredible potential to be transformed into a stylish, bespoke family home to suit individual style and needs, including the possibility of converting the spacious garage into a third bedroom / office or perhaps adding a summer house / workspace / gym in the large garden - all in a much sought-after location.

Positioned in the heart of Winchmore Hill, this home is perfectly located for local amenities, including Winchmore Hill Green and its shops, cafes, and green spaces. With the area's excellent schools, it is a great choice for families. Winchmore Hill Station is just a short walk away, offering direct train services to central London (Moorgate in 20 minutes). Additionally, the 125 bus route is close by, providing quick access to Southgate Tube Station on the Piccadilly Line, both perfect for city or central London commuters. Call us today to arrange a viewing and unlock the potential of this wonderful property!

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band d (£2065.48 24/25)

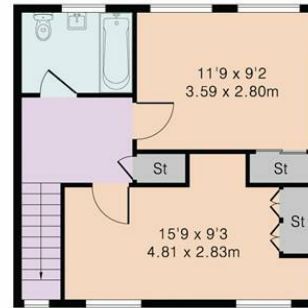
EPC Rating: Current 64(D); Potential 83(B)

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

Approximate Gross Internal Area 956 sq ft – 89 sq m
 Ground Floor Area 581 sq ft – 54 sq m
 First Floor Area 375 sq ft – 35 sq m



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team
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