



Elm Park Road, Winchmore Hill

£1,250,000

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the advantage of experience



- Beautifully Presented, Four Bedroom, Semi-Detached Property
- Off Street Parking and Garage via Shared Driveway
- In Catchment of Several Sought after Schools including Highfield Primary (Ofsted Outstanding) St Paul's CofE Primary and Winchmore Secondary
- Within Easy Reach of Winchmore Hill National Rail Station (Moorgate approx. 30 Mins)
- Close to Amenities along Green Lanes
- Attractive Period Features Throughout
- South Easterly Facing Garden





Havilands are pleased to present this FOUR BEDROOM, SEMI-DETACHED PROPERTY, on Elm Park Road, N21. Boasting 1,983 sq ft of living space, the property benefits from off street parking and garage via shared driveway and period features throughout including bay windows, high ceilings and coving.

Beautifully presented by the current owners, the property is comprised of reception room, dining room, kitchen, utility and w/c on the ground floor. Up on the first floor there are four bedrooms, with built in wardrobes to the master, plus family bathroom.

Outside the South Easterly facing, well kept garden extends to 37ft with access to garage.

Ideally located within easy reach of Winchmore Hill National Rail Station (Moorgate approx. 30 mins) and various independent restaurants, shops and bus routes along Green Lanes.

The property also benefits from being within catchment of several sought after schools including Highfield Primary (Ofsted Outstanding) St Paul's CofE Primary and Winchmore Secondary.

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2025/26 £3,606.70)

EPC: Currently 53E 74(C)

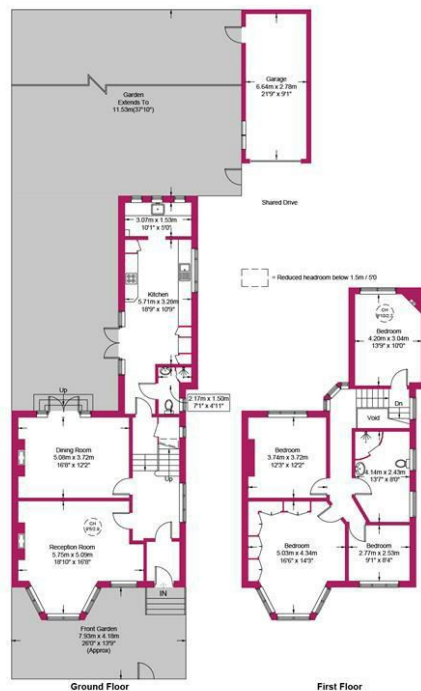
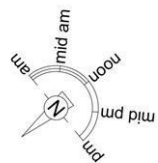
For more images of this property please visit havilands.co.uk

Elm Park Road, N21

Approximate Gross Internal Area = 1983 sq ft / 184.2 sq m

Restricted Height = 8 sq ft / 0.8 sq m

Garage = 200 sq ft / 18.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(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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