



# Broad Walk, Winchmore Hill

Guide Price £2,675,000

Havilands

the advantage of experience



- Four/Five Bedroom Detached Neo-Tudor House
- Chain Free - Coming to Market for the First Time in Nearly 50 Years
- Gated Driveway & Double Garage
- South-East Rear Garden Extending almost 160ft
- En-Suite & Dressing Room to Master Bedroom Plus Extra Room
- Rich Period Features Throughout
- Bespoke Joinery Throughout, including Smallbone Kitchen with Underfloor Heating
- Walking Distance to Winchmore Hill Station (Moorgate approx 25 mins)
- Within Catchment of St Paul's CofE Primary School
- Grovelands Park Nearby



Havilands are proud to present this exceptional Neo-Tudor detached home on Broad Walk, one of North London's most prestigious addresses. Coming to market for the first time in nearly 50 years, it offers a rare chance to acquire a unique family residence rich in charm, character, and history.

Believed to have been built in Suffolk and meticulously dismantled and reconstructed brick-by-brick on this site in 1929, the home later saw a sympathetic extension in the same style. Elegant period features — steep gables, leaded windows, and timber detailing — define its 3,288 sq ft over two floors.

Accommodation includes four/five bedrooms, with the principal suite boasting an en-suite, dressing room, and an adjoining room with bespoke joinery — ideal as an office, nursery, or sixth bedroom. The ground floor offers two generous reception rooms, a dedicated study, and a bespoke Smallbone kitchen with underfloor heating, separate scullery/utility, and guest W/C.

Outside, a gated driveway, double garage, and beautifully mature south-east facing garden — extending almost 160 ft and backing onto Woodcroft Wildspace — provide privacy and outdoor living space. There is potential to extend (STPP).

Within walking distance of Winchmore Hill Station (approx. 25 mins to Moorgate) and minutes from Southgate Underground (Piccadilly Line), it also enjoys excellent road links (A10/A406) and is in catchment for St Paul's CofE Primary, plus access to top independents such as Keble Prep and Palmers Green High. Nearby Grovelands Park offers lakeside walks, woodland, a café, and community events.

A once-in-a-generation opportunity to secure a home of rare provenance and exceptional potential. Viewing highly recommended.

#### Property Information

Tenure: Freehold

Local Authority: Enfield Borough

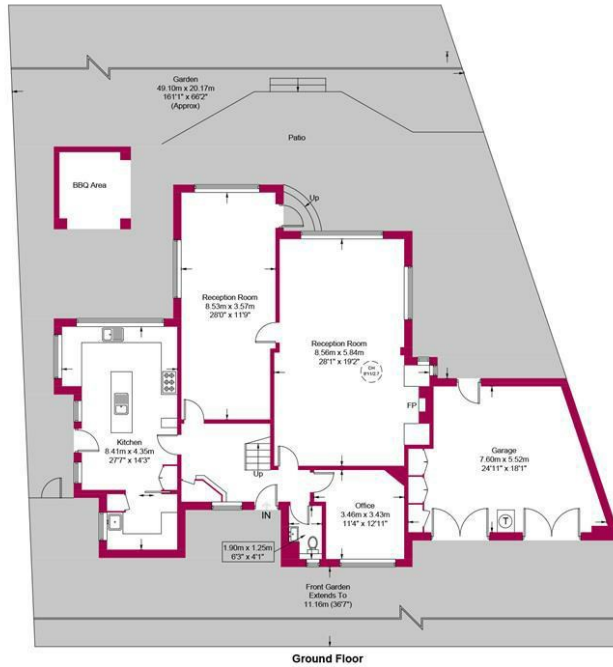
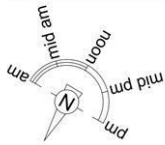
Council Tax: Band G (2025/26 £3,606.70)

EPC Rating: Current 52(E); Potential 71(C)

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

# Broad Walk, N21

Approximate Gross Internal Area = 3288 sq ft / 305.5 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>		<b>52</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	



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.



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 come by and meet the team  
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