



Eversley Park Road, London

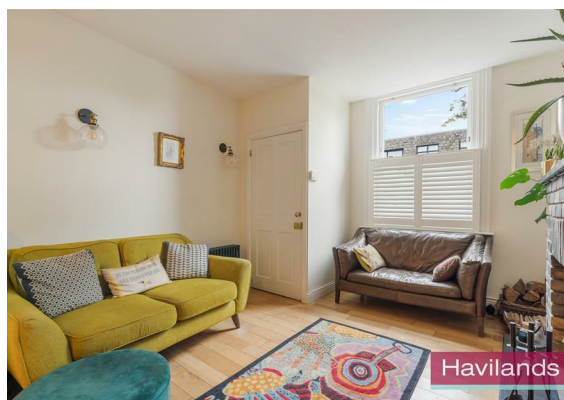
Offers Over £500,000

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- Charming two bedroom Victorian cottage on Eversley Park Road, N21
- Chain Free
- Approx. 650 sq ft of well-arranged living space across two floors
- Welcoming lounge/diner with feature fireplace
- Bright, well-planned kitchen
- 30 ft private rear garden – ideal for relaxing or entertaining
- Within catchment for sought-after local schools including Merryhills, Grange Park Primary & Highlands
- Excellent transport links: Winchmore Hill Mainline Station (Moorgate in ~30 mins) & Southgate Underground (Piccadilly Line) nearby
- Close to Grovelands Park with green space and community events
- Near local favourites such as Hopper & Bean and Pot'n'Bun, plus major supermarkets



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Havilands are delighted to present For Sale on a Chain Free basis, this charming TWO BEDROOM VICTORIAN COTTAGE, perfectly positioned on Eversley Park Road, N21.

An ideal first home, this characterful property offers around 650 sq ft of thoughtfully arranged living space across two floors. Inside, you'll find a welcoming lounge/diner with a feature fireplace, a well-planned kitchen, two bedrooms, and a family bathroom. To the rear, a 30ft private garden provides the perfect spot for summer dining, gardening, or simply unwinding after a long day.

Families will appreciate being within the catchment for a number of sought-after schools including Merryhills, Grange Park Primary, and Highlands. Excellent transport links are close by too — with Winchmore Hill Mainline Station offering direct services to Moorgate in around 30 minutes, and Southgate Underground (Piccadilly Line) also within walking distance for quick and easy access into London.

For leisure and lifestyle, Grovelands Park is within walking distance, with its open spaces and community events throughout the year. You'll also find a variety of local favourites nearby — from independent cafés like Hopper & Bean and Pot'n'Bun to larger supermarkets including Waitrose, Sainsbury's and Asda, all within a 5-minute drive.

Blending period charm with modern touches, this delightful home offers a wonderful opportunity to step onto the property ladder in a highly sought-after area. Viewing is highly recommended — contact Havilands today to arrange yours.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

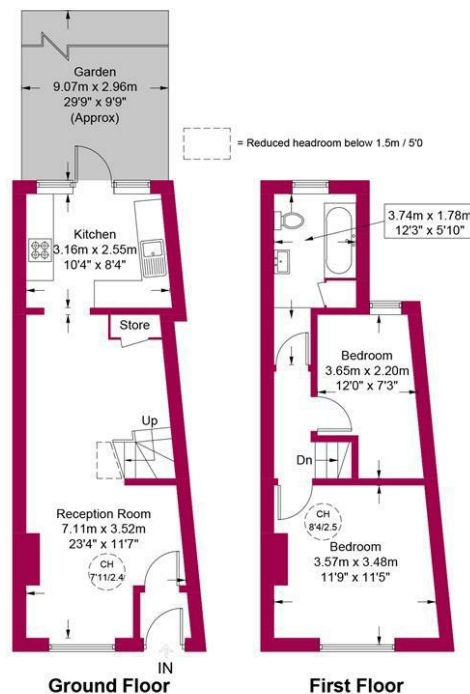
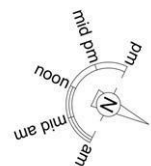
EPC Rating: Current 63(D); Potential 78(C)

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

Eversley Park Road, N21

Approximate Gross Internal Area = 648 sq ft / 60.2 sq m

Restricted Height = 3 sq ft / 0.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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.



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come by and meet the team

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

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