



Hillcrest, Winchmore Hill

£1,250,000

Havilands

the advantage of experience



- Five Bedroom Semi-Detached House
- Off-Street Parking
- Two Bathrooms & Downstairs WC
- Utility Room
- Potential to Extend (STPP).
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Winchmore School
- Grovelands Park Nearby
- Local Shops & Amenities within Walking Distance

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



Havilands are delighted to offer For Sale, this FIVE BEDROOM SEMI-DETACHED HOUSE located on Hillcrest, N21. Offering 1662sqft of living space across two floors in the heart of Winchmore Hill, the property is comprised of: Five Bedrooms, Two Bathrooms, Two Reception Rooms, Kitchen, Dining Room, Utility Room, Exercise Room and Downstairs Cloakroom. The property also benefits from off-street parking by means of driveway and rear garden extending to approx 60ft West-facing rear garden.

An ideal family home, the property falls within catchment of sought after local schools including St. Paul's CofE Primary School and Winchmore School. The property is also within close proximity to independent schools including Keble & Grange Park Prep Schools and Palmers Green High School. The house is also ideally positioned for commuters with Winchmore Hill Mainline Station within walking distance, offering direct rail links into central London (Moorgate approx 30 mins) and connections to Overground, Underground & Thameslink services en-route. Additionally, there is ease of access to the A10 & A406 providing excellent road links in and around London.

Winchmore Hill's prestigious Green is a short walk from the house offering an array of amenities as well as highly reputed cafes and restaurants including Carlos @ B&V, Pot'n'Bun and Hopper & Bean. Also within easy reach is the ever popular Grovelands Park offering plenty of green space in addition to social and leisure events throughout the year. Viewing is highly advised to appreciate both the property and the convenience of its location.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

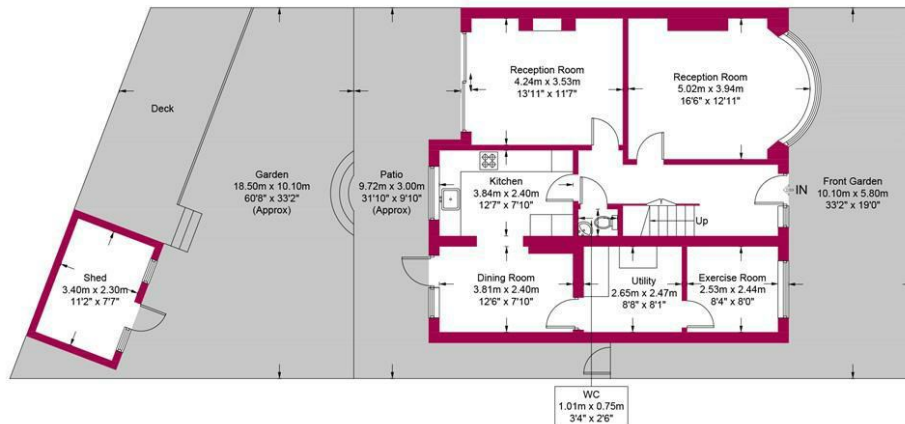
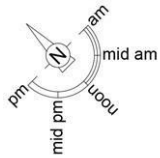
EPC Rating: Current 57(D); Potential 72(C)

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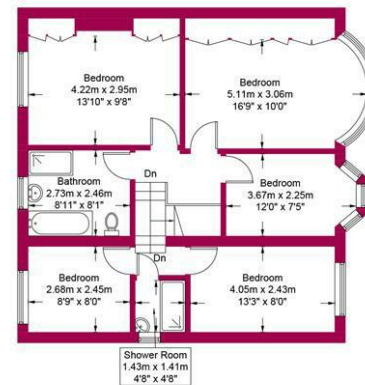
Hillcrest, N21

Approximate Gross Internal Area = 1746 sq ft / 162.24 sq m

Shed = 84 sq ft / 7.82 sq m



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

72

57

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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

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