



# The Chine, Grange Park

Guide Price £1,450,000

**Havilands**

the advantage of experience





- **\*\*Guide Price: £1,450,000 - £1,500,000\*\***
- Six-bedroom link-detached house on one of N21's most sought-after roads
- Generous 3,264 sq ft of living space arranged over four floors
- Features include Lounge, Dining Room, Kitchen, Sun Room & Downstairs WC
- Three Bathrooms plus sizeable basement level
- Character throughout with feature fireplaces, original coving & stained glass
- Approx. 60ft rear garden and off-street parking for two vehicles
- Walking distance to Grange Park Station (Moorgate ~30 mins)
- Excellent road links via A10 & A406
- Within catchment of St Paul's CofE Primary & Highlands, with leading independent schools nearby





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Havilands are delighted to offer For Sale this SIX BEDROOM LINK-DETACHED HOUSE on The Chine, N21. Positioned in the heart of one of the area's most sought-after roads, the property boasts 3,264sqft of living space arranged over four floors and comprises: Six Bedrooms, Three Bathrooms, Lounge, Kitchen, Dining Room, Sun Room and Downstairs WC. Further benefits include a sizeable basement level, approx. 60ft rear garden and off-street parking for two vehicles. Full of charm, the property showcases period features throughout, including feature fireplaces, original coving and stained glass windows.

Perfectly placed for commuters, Grange Park Mainline Station is within walking distance, offering direct services into Moorgate (approx. 30 mins) with connections to both Overground and Underground networks. The A10 and A406 are also close by, providing excellent road links across London and beyond.

A wonderful family home, the property sits within catchment for highly regarded schools such as St Paul's CofE Primary and Highlands, with well-regarded independents nearby including Grange Park Prep, Keble Prep and Palmers Green High School.

Everyday shopping needs are well catered for, with local amenities on The Grangeway and larger supermarkets including Waitrose and Sainsbury's on Green Lanes within easy reach. For leisure, residents will enjoy nearby Grovelands Park, offering beautiful green space, nature trails, lake and a popular café. Viewing is highly recommended to fully appreciate everything this charming home has to offer.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

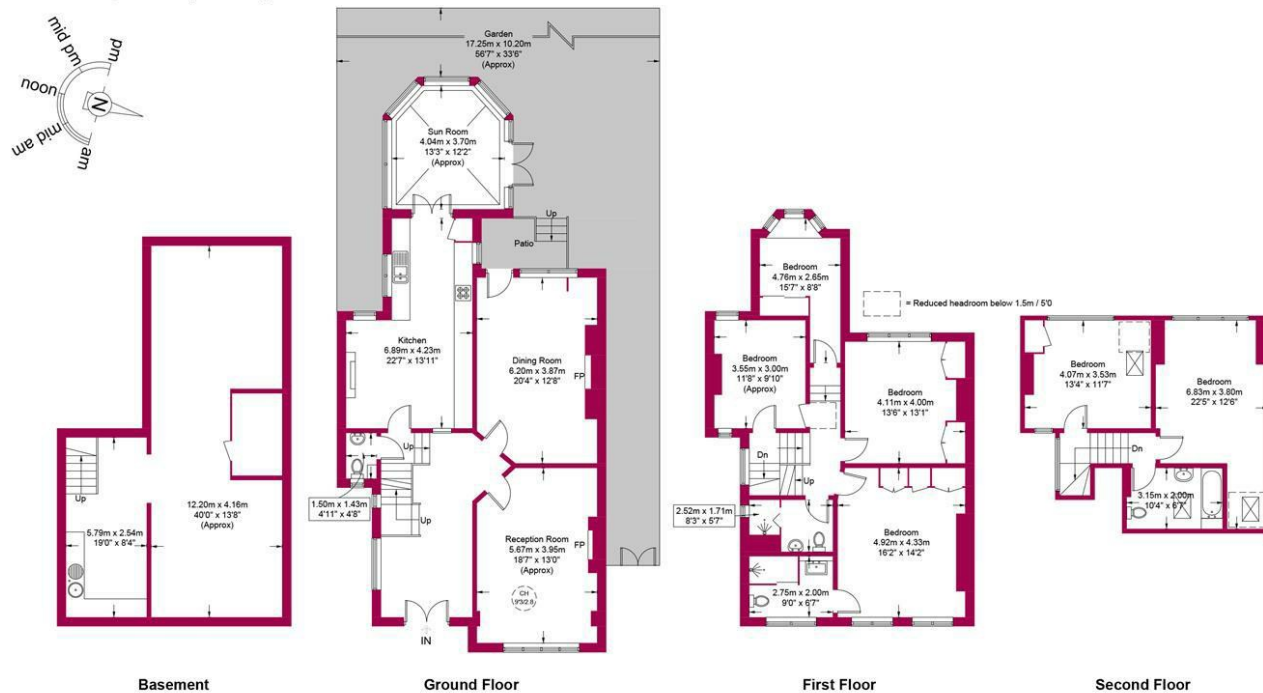
EPC Rating: Current (58); Potential (71)

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

## The Chine, N21

Approximate Gross Internal Area = 3264 sq ft / 303.2 sq m

Restricted Height = 29 sq ft / 2.7 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>		
(55-68) <b>D</b>	58	71
(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	

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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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