



Arlow Road, N21

Guide Price £1,100,000

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- Three Bedroom Semi-Detached House
- Off-Street Parking
- Downstairs WC
- Abundance of Natural Light
- Approx 60ft Rear Garden
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School & Highfield Primary
- Within Catchment of Winchmore School
- Grovelands Park Nearby
- Local Shops & Amenities Nearby



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



****Guide Price: £1,100,000 - £1,150,000****

Havilands are delighted to present this THREE BEDROOM SEMI-DETACHED HOUSE on Arlow Road, N21. Situated on one of Winchmore Hill's most sought-after roads, the property offers 1571sqft of versatile living space arranged over two floors.

Combining period features with modern finishes, the property showcases a tiled entrance leading into a welcoming interior where traditional cast iron radiators sit alongside contemporary finishes. The lounge is centred around a charming log burner, while the bright and spacious kitchen/diner is fitted with a double oven, integrated dishwasher and remote-control Velux windows. Underfloor heating in the kitchen & bathroom adds further comfort, and a sun roof on the landing floods the first floor with natural light. Ample storage is provided by a double loft space.

Externally, the house enjoys an approx. 60ft rear garden, ideal for family living, together with the benefit of off-street parking.

Perfectly placed for families, the property falls within catchment for outstanding local schools including Highfield Primary and St Paul's CofE, with independent options such as Palmers Green High, Keble and Grange Park Prep also nearby. For older children, Winchmore School is within reach.

Commuters will appreciate the short walk to Winchmore Hill Station (approx. 5 minutes), offering direct services into Moorgate in around 30 minutes and onward connections across London. Everyday conveniences are close by, with Sainsbury's and Waitrose both within walking distance, along with a wide choice of shops, cafés and restaurants on The Green and Green Lanes.

Grovelands Park and Woodcroft Wildspace are also nearby, providing open green space and a host of activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

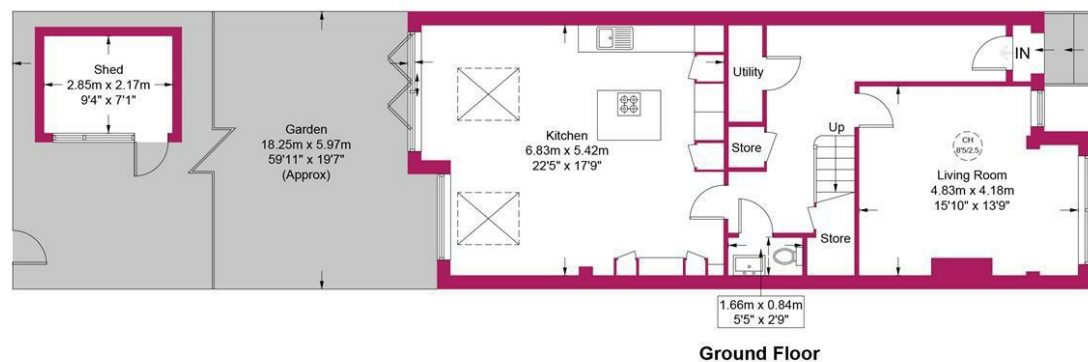
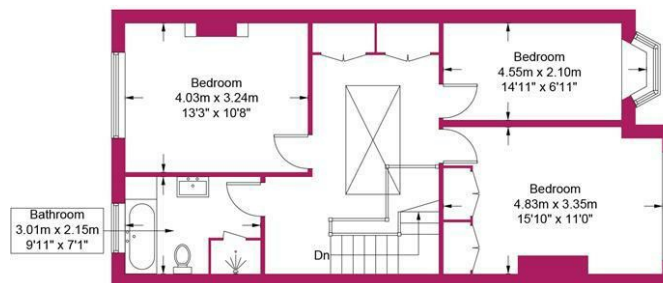
Local Authority: Enfield Borough

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Approximate Gross Internal Area = 1571 sq ft / 146.0 sq m

Shed = 66 sq ft / 6.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(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.



**Certified
Property
Measurer**

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come by and meet the team

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

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