



Woodcroft, N21

£1,750,000

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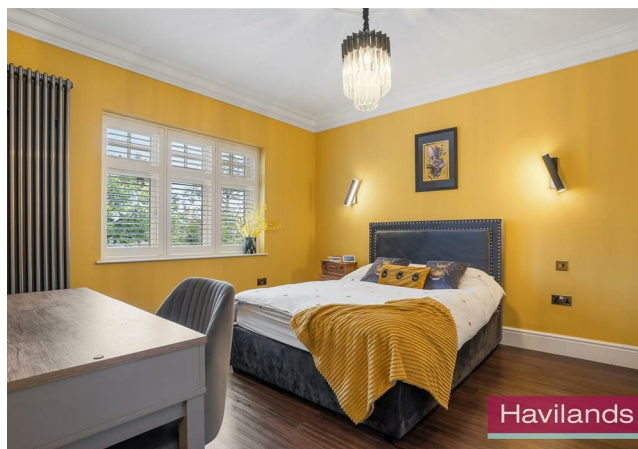
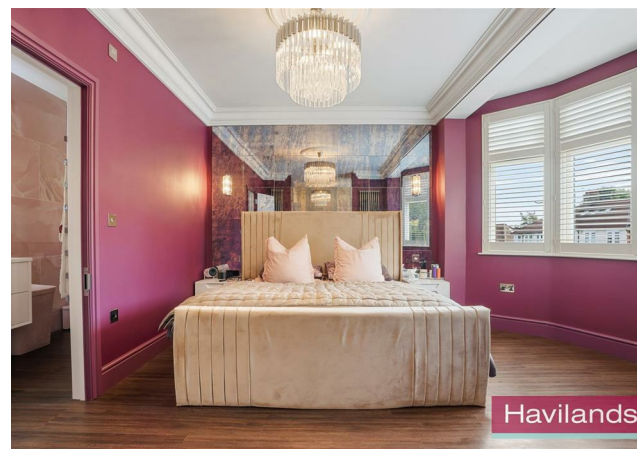


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- Prestigious Location - Situated on Woodcroft, one of Winchmore Hill's most sought-after roads.
- Substantial Living Space - Over 3,100 sq ft set across three beautifully designed floors.
- Versatile Layout - Six double bedrooms in total, each with en-suite bathrooms.
- Elegant Living Areas - Two reception rooms, including one currently used as a home office.
- Heart of the Home - Spacious open-plan kitchen/dining room, ideal for family life and entertaining.
- Practical Features - Boot room, guest WC, and dedicated first-floor laundry room.
- Private Garden Oasis - Large rear garden with side access including fully equipped garden office/studio and storage.
- Off-Street Parking - Private driveway providing valuable convenience.
- Excellent Connectivity - Short walk to Winchmore Hill Station (Moorgate approx. 30 mins) and easy A406 access.
- Top Schooling Options - Within catchment for outstanding local and independent schools



Havilands are privileged to present this exquisite six-bedroom semi-detached residence, enviably positioned on the prestigious Woodcroft, N21.

Extending to over 3,100 sq ft, this exceptional home has been crafted with style, comfort and versatility in mind — offering generous proportions, elegant finishes and a seamless blend of modern living with timeless appeal.

The ground floor flows beautifully, featuring two versatile reception rooms (one currently used as a study), alongside a striking open-plan kitchen and dining space that forms the heart of the home. A utility room and guest WC complete this level. On the first floor, four well-appointed bedrooms await, three with luxurious en-suites, plus a contemporary family bathroom and dedicated laundry room. The top floor offers two further bedrooms, each with its own en-suite, providing privacy and flexibility for family or guests.

The rear garden is a private retreat, with a superb garden office complete with en-suite and storage — ideal for those seeking a stylish workspace or creative studio. A private driveway offers sought-after off-street parking.

Perfectly placed moments from the much-loved Grovelands Park, residents can enjoy acres of greenery, a boating lake, nature trails and community events throughout the year. Connectivity is excellent too, with Winchmore Hill Station just a short stroll away (Moorgate approx. 30 mins), and swift access to the A406 for journeys across London and beyond. For families, the property sits within catchment of highly regarded state schools including St Paul's CofE, Highfield Primary and Winchmore School, as well as leading independent schools such as Keble, Grange Park and Palmers Green High.

A rare opportunity to acquire a substantial home on one of Winchmore Hill's most desirable roads.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 82(B); Potential 84(B)

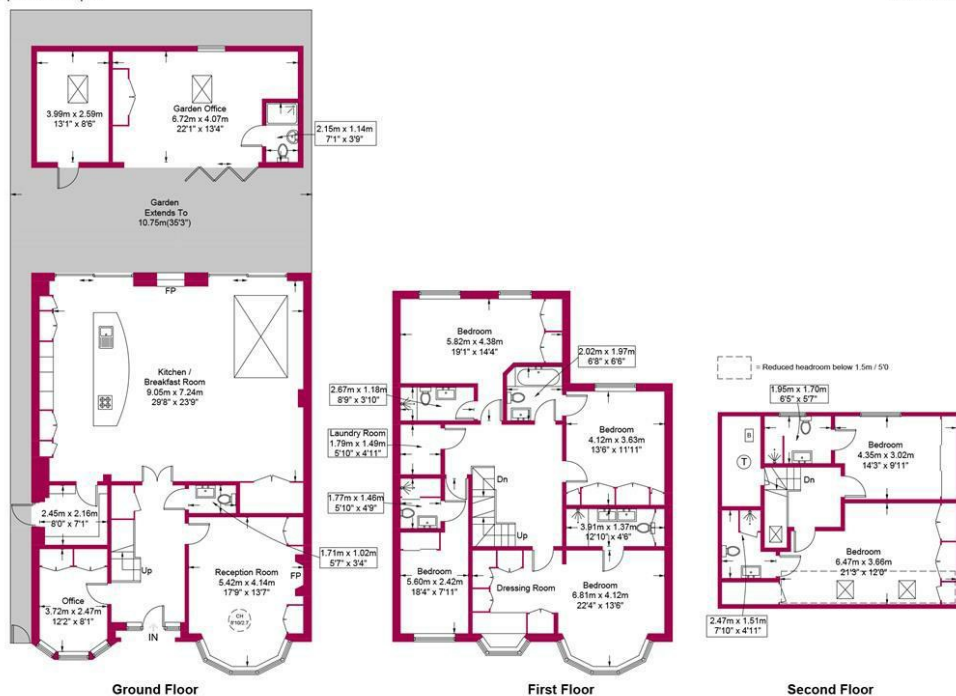
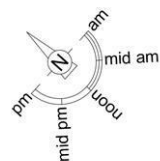
For more images of this property please visit havilands.co.uk

Woodcroft, N21

Approximate Gross Internal Area = 3519 sq ft / 326.9 sq m

Restricted Height = 77 sq ft / 7.2 sq m

Outbuilding = 400 sq ft / 37.2 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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 	

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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

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