



Hoodcote Gardens, London

£1,200,000

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the advantage of experience



- Over 2,150 sq ft of living space across a beautifully presented semi-detached home
- Three bedrooms including en-suite and walk-in wardrobe to the Master Bedroom
- Generous open-plan Kitchen/Diner plus separate Lounge
- Family Bathroom, Separate WC, Utility Room and downstairs WC
- Spacious rear garden extending over 100' in length
- Outbuilding with fully fitted kitchen and bathroom
- Off-street parking
- Period features including stained glass windows, bay windows and feature fireplace
- Potential to extend to rear and into the loft (STPP)
- Moments from Winchmore Hill Station, local schools, shops, cafés and Grovelands Park



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



Havilands are pleased to present For Sale this exceptional THREE BEDROOM SEMI-DETACHED HOUSE on Hoodcote Gardens, N21. Positioned in the heart of Winchmore Hill on one of its most desirable residential roads, this elegant home offers over 2,150 sq ft of thoughtfully arranged living space. Accommodation includes three bedrooms — with the Master enjoying a private en-suite and walk-in wardrobe — along with a Family Bathroom, Separate WC, Lounge, open-plan Kitchen/Diner, Utility Room and downstairs WC. The impressive rear garden extends beyond 100', while off-street parking and a versatile outbuilding complete with fitted kitchen and bathroom further elevate the property. There is also potential to extend to the rear and into the loft (STPP).

Blending modern comfort with period charm, the home features stained glass windows, bay windows and a characterful feature fireplace. Families will appreciate its catchment for well-regarded schools including St Paul's CofE Primary, Highfield Primary and Winchmore School, with independent options such as Keble & Grange Park Prep Schools and Palmers Green High School also nearby.

Perfect for commuters, Winchmore Hill Mainline Station is a short stroll away, offering direct links into Moorgate (approx. 30 mins) with onward connections to Overground, Underground and Thameslink services. The A10 and A406 provide convenient routes across Greater London. Nearby shops and cafés along The Green and Green Lanes — including Waitrose, Sainsbury's, Hopper & Bean and Pot'n'Bun — are all within easy reach, as is the renowned Grovelands Park with its acres of green space and year-round events. Together, these amenities, transport links and local highlights make this an exceptional home in a truly enviable setting, one that needs to be viewed to be fully appreciated.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 58(D); Potential 84(B)

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

Hoodcote Gardens, N21

Approximate Gross Internal Area = 2152 sq ft / 199.9 sq m

Outbuilding = 433 sq ft / 40.2 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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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