



# Cheyne Walk, Grange Park

Guide Price £1,225,000

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- **\*\*Guide Price: £1,225,000 - £1,250,000\*\***
- Four Bedroom Semi-Detached House on Cheyne Walk, N21
- 1775sqft of well-planned living space across two floors
- Spacious Kitchen/Dining Room, Reception Room & downstairs WC
- Southerly facing tiered rear garden approx. 80' with BBQ area
- Integral garage and off-street parking
- Potential to extend to the rear and into the loft (STPP)
- Catchment for Merryhills Primary, Grange Park Primary & Highlands School
- Close to independent schools including Grange Park Prep, Keble Prep & Palmers Green High
- Walking distance of Grange Park Mainline Station (Moorgate approx. 30 mins)

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



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Havilands are delighted to offer for sale this attractive Four Bedroom Semi-Detached House located on Cheyne Walk, N21. Situated in the ever-popular Grange Park suburb, this beautifully presented family home offers 1775sqft of well-planned living space and is comprised of: Four Bedrooms, Two Bathrooms, Reception Room, a Spacious Kitchen/Dining Room and a downstairs WC. Additional benefits include an integral garage, off-street parking and a southerly facing, tiered rear garden extending to approx. 80', which also features a dedicated BBQ area — ideal for outdoor dining and entertaining. The property also offers potential to extend to the rear and into the loft (STPP).

The house is ideally positioned for families, falling within catchment of some of the area's most sought-after schools including Merryhills Primary, Grange Park Primary and Highlands School. A number of well-regarded independent schools are also close by, including Grange Park Prep, Keble Prep and Palmers Green High School.

For commuters, the property is excellently placed within walking distance of Grange Park Mainline Station, offering direct rail links into central London (Moorgate approx. 30 mins) with connections to Overground, Underground and Thameslink services en route. Road links are also convenient with the A10 & A406 easily accessible, providing routes into central London and across Greater London.

Local shops, cafés and amenities are close by, with both Winchmore Hill and Southgate offering a wide range of independent and high-street options, green spaces and popular eateries — all contributing to the appeal of this well-connected and highly desirable location.

Tenure: Freehold

Local Authority: Enfield Borough

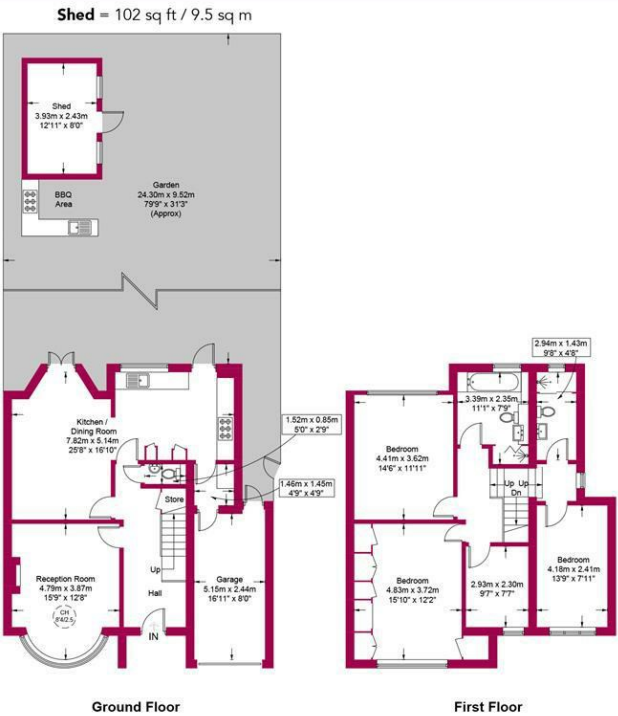
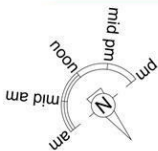
Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current 56(D); Potential 82(B)

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

Cheyne Walk, N21

Approximate Gross Internal Area = 1775 sq ft / 164.9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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.



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havilands | 020 8886 6262  
come by and meet the team  
30 The Green, Winchmore Hill, London, N21 1AY

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