



Broad Walk, N21

£2,750,000

Havilands

the advantage of experience



- Substantial Plot Offering Significant Potential
- Five Bedroom Detached House
- Winchmore Hill's Most Premier Road
- Private Security
- Off Street Parking for Multiple Vehicles
- Moments from Winchmore Hill Village Green
- Close Proximity to Grovelands Park
- Mature, South Facing Garden Extending to 164ft





Rare Opportunity on Broad Walk – Substantial Plot with Outstanding Potential!

Havilands are delighted to present a five bedroom, detached house with ample off street parking and large south facing garden, occupying a substantial plot in one of Winchmore Hill's most desirable residential roads.

Currently offering an impressive 3,973 sq ft of living space the property features an integrated double garage, three reception rooms, kitchen, pantry and two w/cs on the ground floor. Up on the first floor there are five good sized bedrooms, three with built in storage and two with en-suites, plus family bathroom. Outside the mature, south facing garden extends to 164ft and including a substantial outbuilding ample off street parking,

While the existing property requires extensive modernisation, the real attraction lies in the size and potential of the plot.

The property provides a rare opportunity to explore the possibility of creating a substantial bespoke family home, with scope to consider extensions, reconfiguration or redevelopment, subject to the necessary planning permissions and consents.

For developers, investors and ambitious owner-occupiers alike, the potential to maximise the existing accommodation and make the most of the plot makes this a particularly compelling proposition.

Ideally positioned a stone's throw from historic Grovelands Park and convenient for the cafés, restaurants and amenities of picturesque Winchmore Hill Green. The property also offers excellent transport links with Winchmore Hill National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly Line). For families the property is well placed for highly regarded schools including Keble Prep and Grange Park Prep Schools.

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

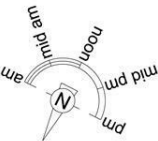
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Approximate Gross Internal Area = 3973 sq ft / 369.1 sq m
(Including Outbuilding/Shed/Garage)

Shed = 132 sq ft / 12.3 sq m

Outbuilding = 745 sq ft / 69.2 sq m

Garage = 316 sq ft / 29.3 sq m



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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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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