

Hillfield Park, N21

£1,500,000

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- Beautifully Presented Five Bedroom, Three Bathroom Semi-Detached Property
- Off Street Parking
- 86ft Westerly Facing Garden
- Large, Open Plan Kitchen/Diner/Reception Room plus Utility
- Master Suite with Striking Juliet Balcony plus En-Suite Shower Room, Walk In Dressing Room, Home Office/Study
- Within Easy Reach of Transport Links including Southgate Underground (Piccadilly Line) Winchmore Hill National Rail (Moorgate 25 mins)
- Well Placed for Local Shops, Cafes and Amenities on Winchmore Hill Green, Green Lanes and Southgate High Street
- Close to Green Spaces including Grovelands Park
- In Catchment of Sought After Schools including St Monica's Catholic Primary and Winchmore Secondary School as well as being well placed for Keble Prep and Palmers Green High

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

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Havilands are delighted to offer for sale this beautifully presented five bedroom, three bathroom semi-detached property on Hillfield Park, N21. Offering an impressive 2,941sq ft of living space across three floors the property has been renovated to a high standard throughout and benefits from ample off street parking and an 86ft westerly facing garden.

The property itself is comprised of porch entrance, elegant entrance hall, reception room, large, open plan kitchen/diner/reception room, utility room and integrated garage converted into storage and separate shower room on the ground floor.

Up on the first floor there are four good sized bedrooms, with built in storage to two bedrooms, and four piece family bathroom. Further up on the second floor there are the magnificent master suite enjoys striking views over the garden from the juiliet balcony plus an en-suite shower room, walk in dressing room, home office/study and ample eaves storage.

Outside the well maintained, westerly facing garden extends to 86ft and features a raised lawn area.

Ideally located on a sought after turning within easy reach of transport links including Southgate Underground (Piccadilly line) Winchmore Hill National Rail (Moorgate 25 mins) and local bus routes. The property is also well placed for an abundance of local shops, cafes and amenities on Winchmore Hill Green, Green Lanes and Southgate High Street. Plus the property enjoys close proximity to green spaces including Grovelands Park.

For families the property is in catchment of sought after schools including St Monica's Catholic Primary and Winchmore Secondary School as well as being well placed for Keble Prep and Palmers Green High. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2026/27 £3,779.45)

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Approximate Gross Internal Area = 273.26 m² / 2941.34 ft²

Including Eaves = 25.72 m² / 276.85 ft²



Ground Floor | First Floor | Second Floor

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This floor plan is for layout guidance only and is not drawn to scale. We have taken reasonable care in preparing and checking this plan, but all dimensions and floor areas shown are approximate. Please independently verify any measurements you intend to rely on before buying or renting the property, ordering furniture or fittings or starting building work. Produced by Prime Perspectives.

RICS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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	

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

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