



# Vicars Moor Lane, Winchmore Hill

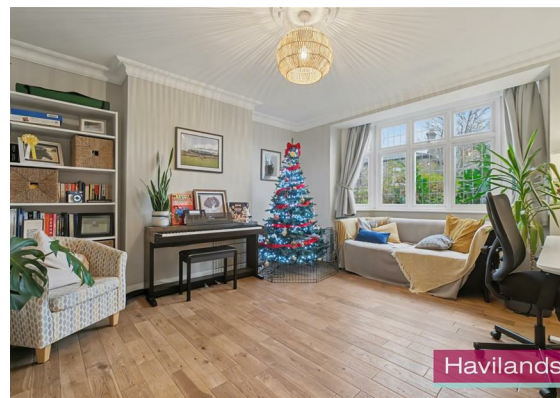
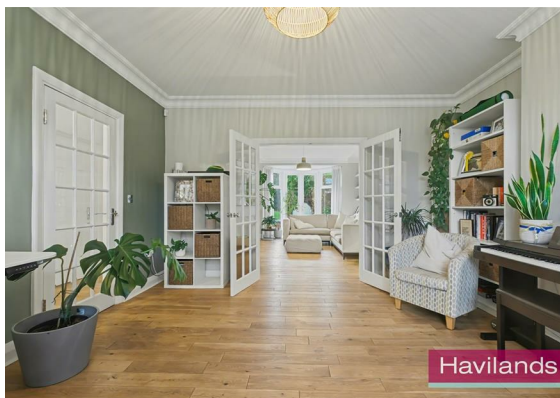
£1,200,000

**Havilands**

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- CHAIN FREE four-bedroom semi-detached house in the heart of Winchmore Hill
- 1,731sqft of well-arranged living space with two elegant reception rooms
- Approx. 80' South-Facing garden offering exceptional sunlight and privacy
- Off-street parking to the front plus extension potential (STPP) to rear and loft
- Four well-proportioned bedrooms and a modern family bathroom
- Ground floor features a utility room and convenient downstairs shower room
- Within catchment for St Paul's CofE, Grange Park, Highfield Primary & Winchmore School
- Close to leading independent schools including Keble, Grange Park Prep & Palmers Green High
- Walking distance to Winchmore Hill Station with direct links to Moorgate (approx. 30 mins)
- Moments from Waitrose, Sainsbury's, The Green's cafés & restaurants, and nearby parks including Grovelands





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Havilands are delighted to offer For Sale, on a CHAIN FREE basis, this fantastic FOUR BEDROOM SEMI-DETACHED HOUSE on Vicars Moor Lane, N21. Set in the heart of Winchmore Hill, the property offers 1,731sqft of bright, versatile living space and is comprised of: Four Bedrooms, Family Bathroom, Two Reception Rooms, Kitchen, Utility Room and a downstairs Shower Room. To the rear, an approx. 80' South-Facing garden provides a superb outdoor space, while the front offers valuable off-street parking. For those looking to create further space, there is excellent potential to extend (STPP) both to the rear and into the loft.

Ideally positioned for families, the house falls within the catchment area of a number of highly sought-after schools including St Paul's CofE, Grange Park, Highfield Primary and Winchmore School, with independent options such as Keble, Grange Park Prep and Palmers Green High School all close by.

Commuters are equally well served, with Winchmore Hill Mainline Station within walking distance offering direct rail links into Moorgate (approx. 30 mins) and convenient connections to Overground, Underground and Thameslink services. Both the A10 and A406 are also easily accessible, providing fast road links into and across London.

A wide selection of local shops, cafés and amenities are moments away, including Waitrose, Sainsbury's, Hopper & Bean, and Carlos @ B&V on The Green. For those who enjoy the outdoors, the property is surrounded by excellent green spaces such as Woodcroft Wildspace, Firs Farm Wetlands & Playing Fields, and the ever-popular Grovelands Park.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

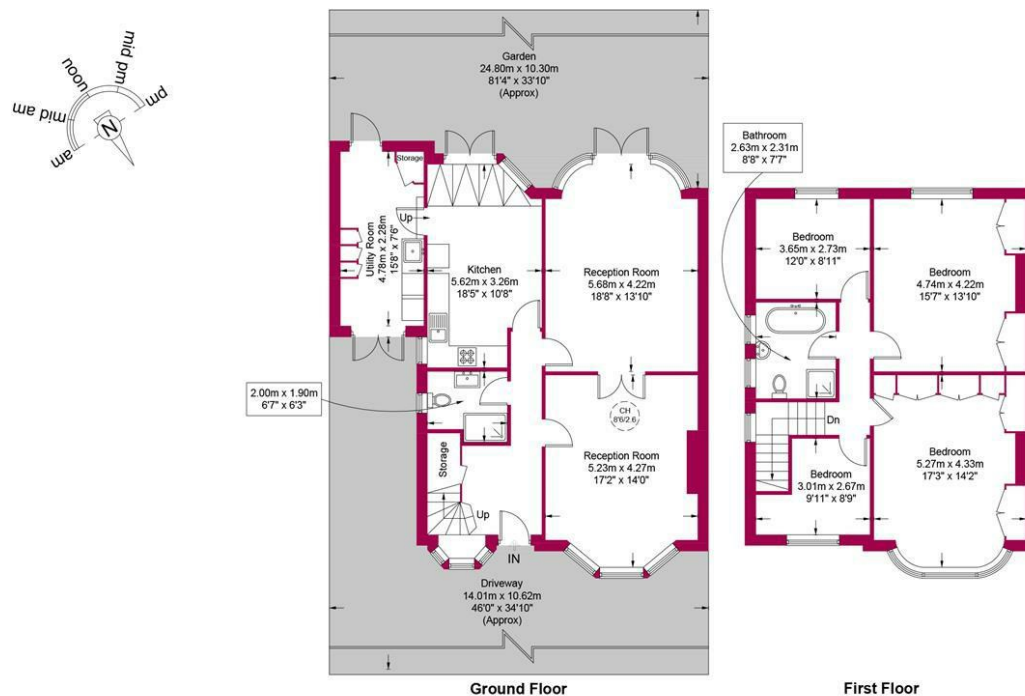
Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 63(D); Potential 85(B)

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

# Vicars Moor Lane, N21

Approximate Gross Internal Area = 1731 sq ft / 160.8 sq m



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>85</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>63</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| 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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come by and meet the team  
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