



Laburnum Grove, N21

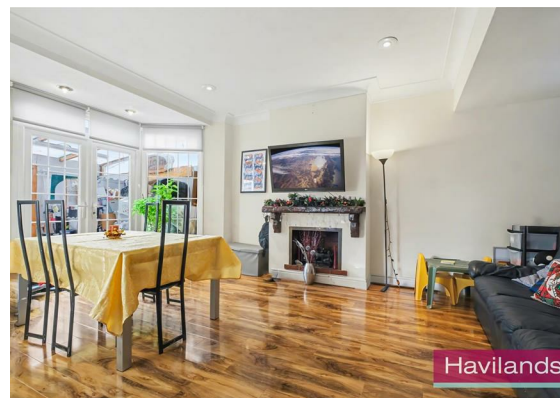
£625,000

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- Four Bedroom, Two Bathroom, Terraced Property
- 1,878 Sq Ft of Living Space Across Three Floors
- Two Reception Rooms, Kitchen and Utility on Ground Floor
- Three Bedrooms and Family Bathroom on First Floor and Forth Bedroom and Bathroom on Second Floor
- 40ft South Facing Garden with Garage
- Close to Green Spaces including Firs Farm Wetlands and Winchmore Hill Sports Ground
- Winchmore Secondary School and Highfield Primary (OUTSTANDING) Both Just a Stone's Throw Away
- Within Easy Reach of Winchmore Hill Station (Moorgate approx. 25 mins) and Bus Routes along Green Lanes



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



Havilands are pleased to present this FOUR BEDROOM, TWO BATHROOM TERRACED PROPERTY on Laburnum Grove, N21. Offering 1,878 sq ft of living space across three floors the property is comprised of two reception rooms, kitchen and utility room on the ground floor. Up on the first floor there are three bedrooms, with built in storage to two bedrooms, and family bathroom. And up on the second floor is the forth bedroom, bathroom and ample storage. Outside the south facing garden extends to 40ft and features a brick built garage. Conveniently located for transport links the property is within easy reach of Winchmore Hill Station (Moorgate approx. 25 mins) and bus routes along Green Lanes. The property is benefits from being close to green spaces including Firs Farm Wetlands and Winchmore Hill Sports Ground. Plus the property is ideally located for schools with Winchmore Secondary School and Highfield Primary (OUTSTANDING) just a stone's throw away. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: D (2025-26 £2,644.91)

EPC: Currently 55D Potentially 76C

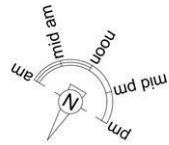
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Approximate Gross Internal Area = 1878 sq ft / 174.5 sq m

Restricted Height = 200 sq ft / 18.6 sq m

Garage = 190 sq ft / 17.7 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(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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