



Halstead Road, N21

Offers Over £700,000

Havilands

the advantage of experience



- Beautifully Presented, Three Bedroom Terraced Property
- Off Street Parking
- 45ft South Easterly Facing Garden with Large Garden Room Plus Separate Storage with Rear Access
- Convenient for Winchmore Hill National Rail (Moorgate approx. 25 mins), Various Bus Routes and Ease of Access to A10
- In Catchment of Highfield Primary (OUTSTANDING) Keble Prep and Grange Park Prep plus Winchmore Secondary, The Latymer and Edmonton County Secondary Schools

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



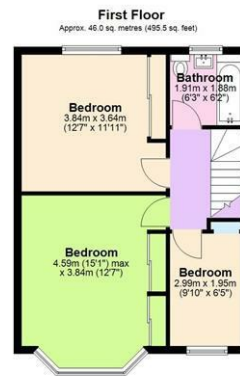
Havilands are delighted to present for sale this BEAUTIFULLY PRESENTED, THREE BEDROOM TERRACED PROPERTY on Halstead Road, N21. Offering 1,104 sq ft of living space this property perfectly blends period charm with modern interiors, and benefits from off street parking and a substantial garden room. The property itself is comprised of porch entrance, elegant hallway, large, open plan reception/ dining area, modern kitchen and ample storage on the ground floor. Up on the first floor there are three bedrooms, and family bathroom. Outside the well kept, South Easterly facing garden extends to 45ft and features a large garden room/ home office plus separate storage with rear access. Ideally located within easy reach of transport links including Winchmore Hill National Rail (Moorgate approx. 25 mins), various bus routes and ease of access to the A10. Also within easy reach are local shops and amenities along Ridge Avenue and Winchmore Hill Green. Plus green spaces including Bury Lodge Gardens, Firs Farm Wetlands and Paulin Ground Sports Club are close by. For families the property is ideally located for several sought after schools including Highfield Primary (OUTSTANDING) Keble Prep and Grange Park Prep plus Winchmore Secondary, The Latymer and Edmonton County Secondary schools. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)
EPC: Currently 70C Potentially 81B

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Main area: Approx. 102.6 sq. metres (1104.4 sq. feet)
Plus outbuildings: approx. 24.7 sq. metres (266.0 sq. feet)
Plus garden: approx. 72.3 sq. metres (780.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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