

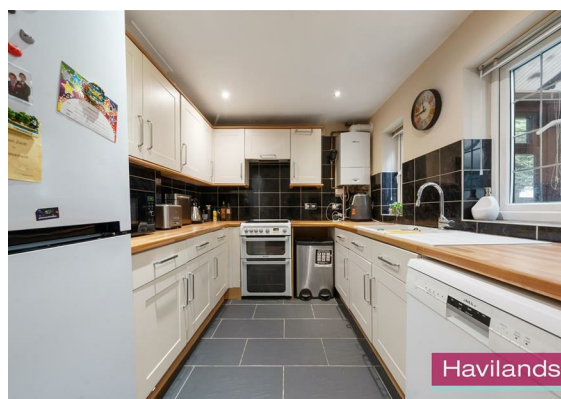


Barrowell Green, London

£795,000

Havilands

the advantage of experience



- Four bedroom semi-detached family home located on Barrowell Green, N21
- Offering nearly 1,500 sq ft of well-balanced accommodation suited to modern family living
- Master bedroom with en-suite, plus three further double bedrooms and family bathroom
- Spacious open-plan lounge/diner with an additional conservatory
- Well-appointed kitchen and downstairs WC
- Externally benefiting from off-street parking, garage and a well-proportioned rear garden
- Positioned within catchment of popular schools including Highfield Primary School, Winchmore School and The Latymer School
- Winchmore Hill Mainline Station within walking distance (Moorgate approx. 30 minutes)
- Close to local green spaces including Firs Farm Wetlands & Playing Fields and Grovelands Park
- Conveniently located for local shops and amenities on Green Lanes including Sainsbury's and Waitrose



Havilands are pleased to offer For Sale this FOUR BEDROOM SEMI-DETACHED HOUSE located on Barrowell Green, N21. An ideal family home, the property offers nearly 1,500 sq ft of well-arranged accommodation comprising four bedrooms including an en-suite to the Master Bedroom, family bathroom, open-plan lounge/diner, kitchen, conservatory and a downstairs WC. Externally, the property further benefits from off-street parking, a garage and a well-proportioned rear garden.

The property is particularly well positioned for schooling, falling within the catchment area of several of the area's most sought-after schools including Highfield Primary School (OFSTED: Outstanding), Winchmore School and The Latymer School. Independent options are also close at hand, with Keble Preparatory School and Palmers Green High School both nearby.

Commuters will appreciate the convenient access to transport links, with Winchmore Hill Mainline Station within walking distance, offering direct rail services into central London (Moorgate approx. 30 minutes) with connections to Overground, Underground and Thameslink services en-route. The property also enjoys easy access to the A10 and A406, as well as several local bus routes.

For those seeking green space, Firs Farm Wetlands & Playing Fields are close by, with Grovelands Park also within easy reach. Local shops and amenities are conveniently located, including a Premier convenience store on Firs Lane, with larger supermarkets such as Sainsbury's and Waitrose available along Green Lanes.

Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

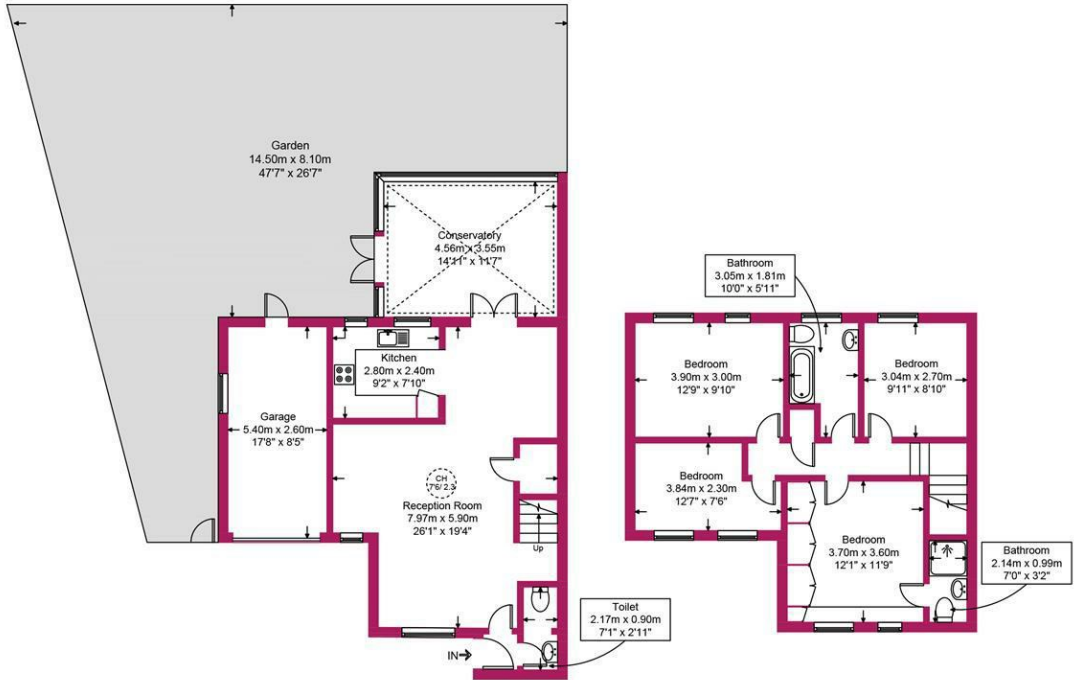
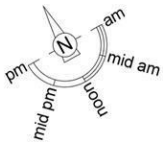
EPC Rating: Current 71(C); Potential 83(B)

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

Barrowell Green, N21

Approximate Gross Internal Area = 1471 sq ft / 136.7 sq
(Including Garage)

Garage = 151 sq ft / 14.04 sq m



Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

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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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