Hoodcote Gardens, N21

£1,250,000

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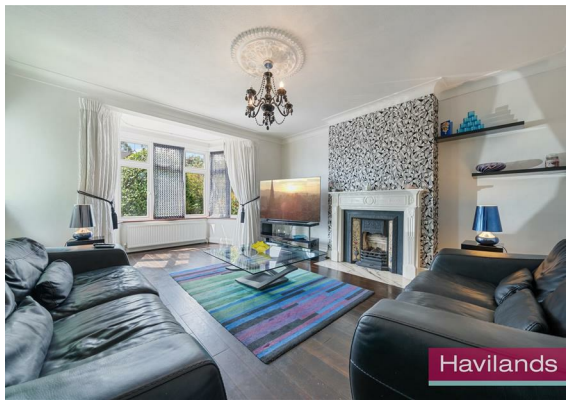

- Four Bedroom Semi-Detached House
- Off-Street Parking (Garage & Driveway)
- Potential to Extend (STPP).
- Within Catchment of St. Paul's CofE Primary & Highfield Primary Schools
- Within Catchment of Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins).
- Shops & Amenities Nearby inc. Waitrose & Sainsburys Supermarkets
- Period Features including Feature Fireplaces
- Grovelands Park Nearby
- Ease of Access to A10 & A406

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

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Havilands are delighted to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE on Hoodcote Gardens, N21. Located on one of the area's most sought after roads in the heart of Winchmore Hill, this fantastic family home offers over 2100sqft of living space and is comprised of: Four Bedrooms, Family Bathroom, Two Reception Rooms, Downstairs Shower Room, Utility Room and a spacious Kitchen/Diner.
The property also benefits from a detached rear garage, off-street parking for a number of vehicles and potential to extend (STPP).

The house is ideally positioned for commuters with Winchmore Hill Mainline Station close by, offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services en-route. Additionally, the property is within walking distance of a wide range of shops and amenities on Green Lanes including Waitrose & Sainsburys supermarkets in addition to a number of cafes and restaurants on The Green.
For those considering educational establishments, the house falls within catchment of some of the area's most sought after schools including St. Paul's CofE Primary, Highfield Primary and Winchmore Schools. The house is also within easy reach of green space with the ever popular Grovelands Park within walking distance, offering a wide range of social and leisure activities throughout the year.

Viewing is highly recommended of this fantastic family home - to arrange yours, please do not hesitate to get in touch.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band G (2026/2027 £3,779.45)
EPC Rating: Current 61(D); Potential 79(C)

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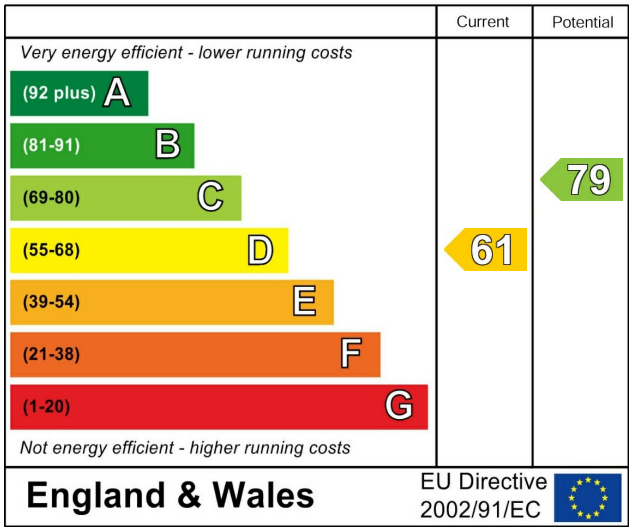
Approximate Gross Internal Area = 2123 sq ft / 197.2 sq m

Restricted Height = 10 sq ft / 0.9 sq m

Garage = 223 sq ft / 20.7 sq m

Ground Floor **First Floor**

Energy Efficiency Rating



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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.

RICS Certified Property Measurer

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come by and meet the team
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