



Hadley Close, N21

£975,000

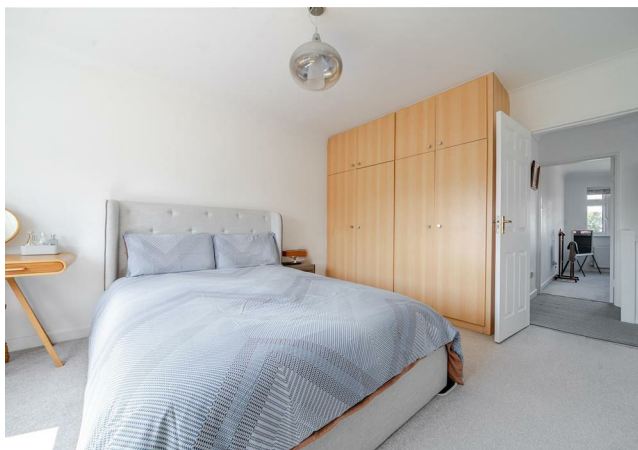
Havilands

the advantage of experience





- Three Bedroom Detached Family Home located in a quiet cul-de-sac on Hadley Close, N21
- Offers 1,124 sq ft of well-balanced accommodation across two floors
- Layout includes Two Reception Rooms, Kitchen, Family Bathroom, Separate WC & Downstairs WC
- Excellent scope to extend to the side, rear and into the loft (STPP)
- Off-street parking plus Detached Garage
- Generous rear garden offering superb outdoor and family space
- Within catchment for highly regarded local schools including St Paul's CofE, Eversley & Grange Park Primary Schools
- Also convenient for sought-after secondary provision including Highlands School
- Grange Park Mainline Station within walking distance (Moorgate approx. 30 mins)
- Close to a choice of green spaces including Trent Park & Grovelands Park



Havilands are delighted to offer For Sale this THREE BEDROOM DETACHED FAMILY HOME, located in a quiet cul-de-sac on Hadley Close, N21. Offering 1,124 sq ft of accommodation, the property provides well-balanced living space across two floors and is comprised of: Three Bedrooms, Family Bathroom, Separate WC, Two Reception Rooms, Kitchen and Downstairs WC. Externally, the property benefits from off-street parking, a detached garage and a generous rear garden, while also offering excellent scope to extend to the side, rear and into the loft (STPP), making this an ideal long-term family home with clear potential to add value.

The property is particularly well placed for families, falling within catchment for a number of highly regarded local schools including St Paul's CofE, Eversley and Grange Park Primary Schools, together with sought-after secondary provision including Highlands School. For commuters, Grange Park Mainline Station is within walking distance, providing direct services into Central London (Moorgate approx. 30 mins), with onward connections to Underground, Overground and Thameslink networks available en-route.

Residents are also well served for leisure and green space, with a selection of North London's most popular parks within easy reach, including Trent Park and Grovelands Park, both offering a wide range of outdoor, recreational and community activities throughout the year.

A rarely available detached home in a peaceful residential setting, viewing is highly recommended to fully appreciate the potential and lifestyle on offer.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current 40(E); Potential 70(C)

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



Hadley Close, London, N21

Approximate Area = 1124 sq ft / 104.4 sq m  
Garage = 233 sq ft / 21.7 sq m  
Total = 1357 sq ft / 126.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Anthony Pepe. REF: 1363227

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 70        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 40                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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come by and meet the team  
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