



Firs Park Avenue, N21

£650,000

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- Chain Free three-bedroom semi-detached house on popular Firs Park Avenue, N21
- Ideally positioned between Winchmore Hill and Bush Hill Park
- Offering approx. 1,302 sq ft of bright and versatile living space
- Accommodation includes lounge, dining room, kitchen, and utility room
- Off-street parking, side garage, and 50 ft rear garden
- Excellent potential to extend (STPP) to the rear, side, and loft
- Great transport links via A10, A406, Edmonton Green (Overground), and Winchmore Hill Station
- Within catchment for Outstanding-rated schools: Firs Farm & Highfield Primaries
- Close to Firs Farm Wetlands, Grovelands Park, and local shops including Waitrose & Sainsbury's
- Easy access to Colosseum Retail Park; viewing highly recommended

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



Havilands are delighted to present, on a Chain-Free basis, this Three Bedroom Semi-Detached House on Firs Park Avenue, N21. Perfectly positioned on the border of Winchmore Hill and Bush Hill Park, this charming property offers around 1,302sqft of versatile living space. The accommodation includes three bedrooms, a family bathroom, a welcoming lounge, a separate dining room, kitchen, and a useful utility room. Further benefits include off-street parking, a side garage, and a beautiful rear garden extending to approximately 50 feet.

The property offers excellent scope to extend (STPP) to the rear, side, and loft, providing wonderful potential to tailor the home to your needs. Ideal for commuters, the A10 and A406 are close by for easy access across London, while both Edmonton Green (Overground) and Winchmore Hill Mainline Station are within a mile, offering direct services to Liverpool Street and Moorgate. Families will also appreciate the superb local schooling, with Firs Farm and Highfield Primary Schools (both rated Outstanding by Ofsted), as well as secondary options including Latymer, Winchmore School, and Edmonton County.

For leisure and convenience, residents can enjoy nearby Firs Farm Wetlands & Playing Fields, or take a stroll in the much-loved Grovelands Park. Everyday essentials are close at hand with Waitrose and Sainsbury's on Green Lanes, plus larger retail outlets at Colosseum Retail Park just a short drive away. Viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

EPC Rating: Current 52(E); Potential 79(C)

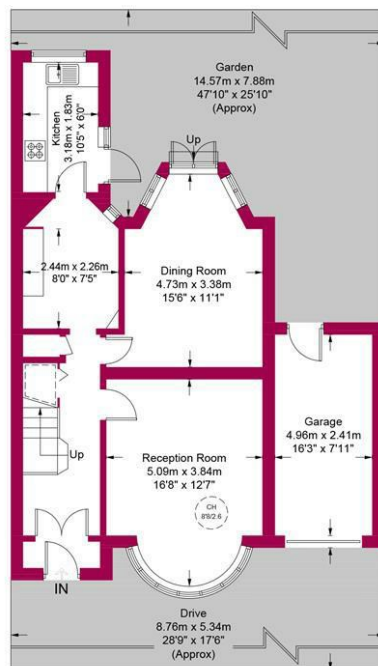
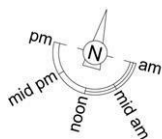
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## Firs Park Avenue, N21

Approximate Gross Internal Area = 1302 sq ft / 121.0 sq m

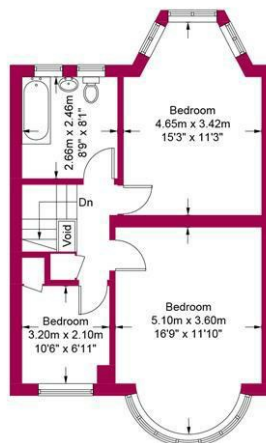
Restricted Height = 9 sq ft / 0.8 sq m

Garage = 129 sq ft / 12.0 sq m



Ground Floor

Reduced headroom below 1.5m / 5'0"



First Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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Measurer

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come by and meet the team

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