



# The Spinney, N21

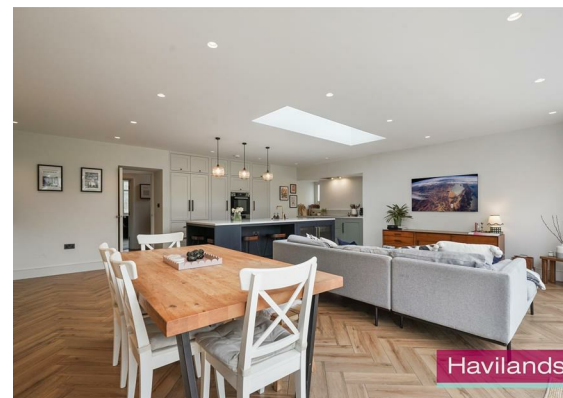
£1,250,000

**Havilands**

the advantage of experience



- Stunning Four Bedroom, Two Bathroom, Semi-Detached Family Home on Highly Sought After Turning
- Extended and Renovated to High Standard Throughout - 1,918 Sq Ft of Living Space Across Three Floors
- En-Suite and Dressing Room to Master Bedroom
- Off Street Parking
- Convenient for Winchmore Hill Station (Moorgate Approx. 25 Mins)
- Close to Winchmore Hill Green, Independent Shops, Cafes and Amenities
- Close to Green Spaces Including Grovelands Park and Oakwood Park
- In Catchemnt for Several Sought After Schools



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



Havilands are delighted to present this STUNNING FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED FAMILY HOME on The Spinney, N21. Offering 1,918 sq ft of living space three floors, off street parking and mature garden extending to 65 ft the property has been extended and renovated to a high standard throughout. Ground floor is comprised of living room, open plan kitchen/diner, utility, downstairs w/c and ample storage. Up on the first floor there are three bedrooms and family bathroom. And the second floor features master bedroom, en-suite and dressing room. Outside the well maintained garden extends to 65 ft. Located on the highly sought after turning, The Spinney is close to Winchmore Hill Station (Moorgate approx. 25 mins) Winchmore Hill Green with its abundance of independent shops, cafes and amenities. The property is also close to green spaces including Grovelands Park and Oakwood Park. For families the property is in catchment of several sought after schools including Eversley (OUTSTANDING) St Paul's CofE Primary and Grange Park Prep. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2025/25 £3,125.81)

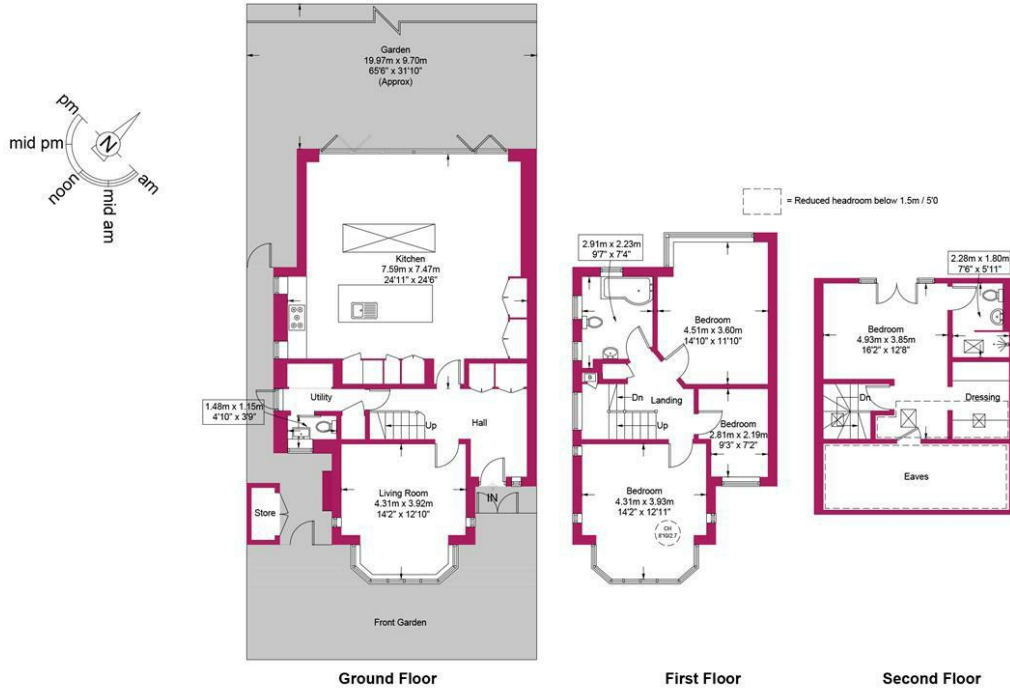
EPC: Currently 73C Potentially 81B

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# The Spinney N21

Approximate Gross Internal Area = 1918 sq ft / 178.2 sq m

Restricted Height = 191 sq ft / 17.8 sq m



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>		<b>73</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	



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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 come by and meet the team  
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