



Landra Gardens, N21

Offers Over £950,000

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the advantage of experience



- Six Bedroom Semi-Detached House
- Chain Free
- Off-Street Parking & Garage
- Downstairs WC
- En-Suite plus Two Additional Bathrooms
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highlands School
- Within Catchment of Eversley & Grange Park Primary Schools
- Local Shops Nearby





Havilands are pleased to offer For Sale on a CHAIN FREE basis, this SIX BEDROOM SEMI-DETACHED HOUSE on Landra Gardens, N21. Located in the ever popular Grange Park region, this property offers 2373sqft of living space across three floors and is comprised of six bedrooms with en-suite to the master bedroom, two additional bathrooms, lounge, kitchen, dining room, conservatory and downstairs WC. The property also benefits from off-street parking and an integral garage.

An ideal family home, the property falls within the catchment area of a number of local sought after schools including Eversley & Grange Park Primary Schools as well as Highlands School. Also nearby are well reputed independent schools including Keble & Grange Park Prep Schools & Palmers Green High School. The house is also located within walking distance of Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground & Thameslink services. Also within easy reach of the property are a number of local shops and amenities along The Grangeway as well as a wide array of shops including Waitrose & Sainsburys supermarkets on Green Lanes. Viewing is highly recommended - to arrange yours, please get in touch with one of the team.

Property Information:

Tenure: Freehold
 Local Authority: Enfield Borough
 Council Tax: Band G (£3442.47 24/25)
 EPC Rating: Current 67(D); Potential 83(B)

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

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Approximate Gross Internal Area = 2373 sq ft / 220.5 sq m

Restricted Height = 212 sq ft / 19.7 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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come by and meet the team

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