



Brackendale, N21

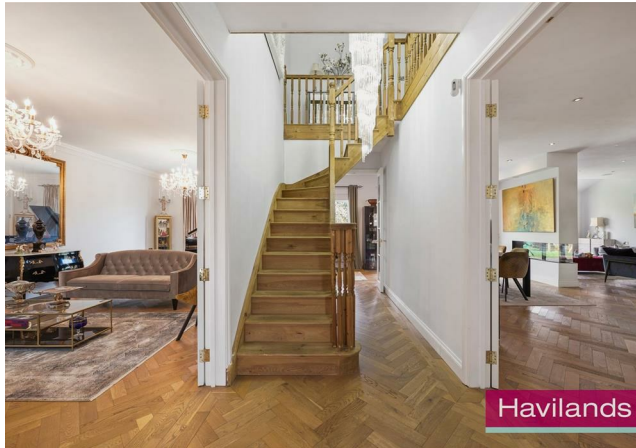
£2,350,000

**Havilands**

the advantage of experience



- Stunning Five Bedroom, Four Bathroom, Detached Property on Brackendale N21
- Highly Sought After Turning off Broad Walk, Close to Grovelands Park
- Gated Off Street Parking
- Two Reception Rooms, Expansive Kitchen/Diner, Utility, Downstairs W/C and Play Room
- Master Bedroom Suite features Two Walk-In Wardrobes and En-Suite
- Immaculate Garden with Garden Room/Gym
- Close to Grovelands Park and Winchmore Hill Green
- Easy Reach of Winchmore Hill National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly line)
- Convenient for Several Sought After Schools



Havilands are delighted to present this STUNNING, FIVE BEDROOM, FOUR BATHROOM DETACHED PROPERTY on Brackendale N21. Located on a highly sought after turning off Broad Walk the property offers 4,724 sq ft of living space, gated off street parking, garden room/gym and fantastic, high spec interiors throughout. The ground floor is comprised of two reception rooms, expansive open plan kitchen/diner, utility, downstairs w/c and play room. Up on the first floor there are four bedrooms, three with en-suite, and family bathroom, with the impressive master suite itself featuring two walk-in wardrobes and en-suite featuring bath, separate shower and his and her sinks. The fifth bedroom can be found on the second floor. Outside the wider than average, immaculate garden extends to 66ft, perfect for entertaining and features an attractive garden room currently being used as a gym.

Ideally located on a sought after turning close to Grovelands Park and Winchmore Hill Green with it's abundance of independent restaurants, cafes and shops. The property is also within easy reach of Winchmore Hill National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly line).

For families the property is within easy reach of several sought after schools including St Paul's CofE Primary, Palmers Green High, Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2025/26 £3,606.70)

EPC: Currently 72C Potentially 78C


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

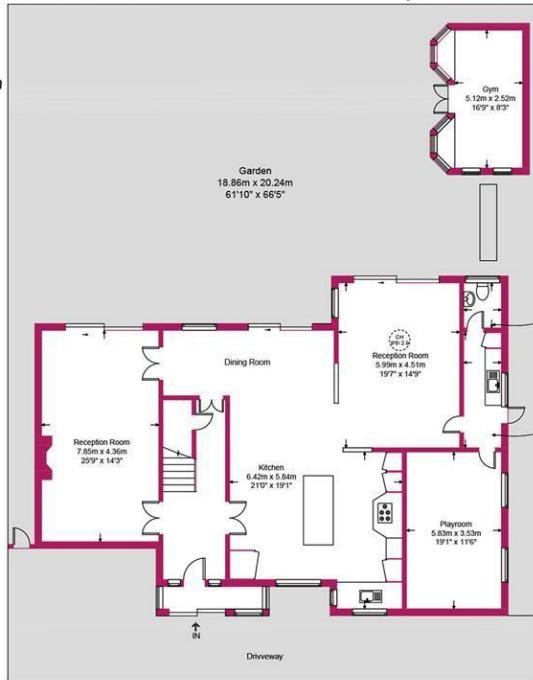
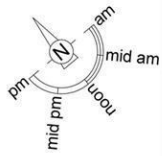
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Approximate Gross Internal Area = 4724 sq ft / 438.9 sq m  
(Including Restricted Height & Gym)

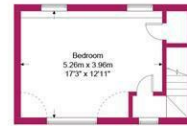
Restricted Height = 348 sq ft / 32.35 sq m

Gym = 159 sq ft / 14.75 sq m

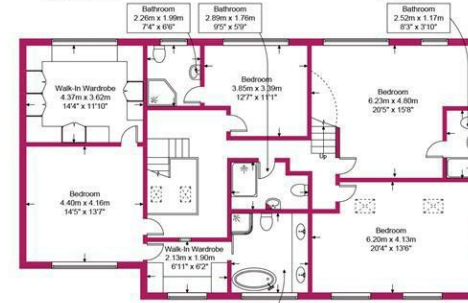
 = Reduced headroom below 1.5m/ 5' 0"



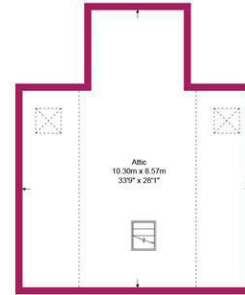
Ground Floor



Second Floor



First Floor




Attic



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.



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>72</b>	<b>78</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	

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come by and meet the team  
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