



Clarendon Way, Winchmore Hill

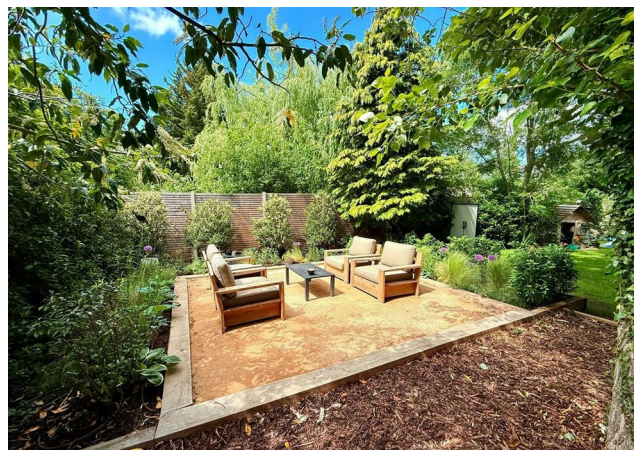
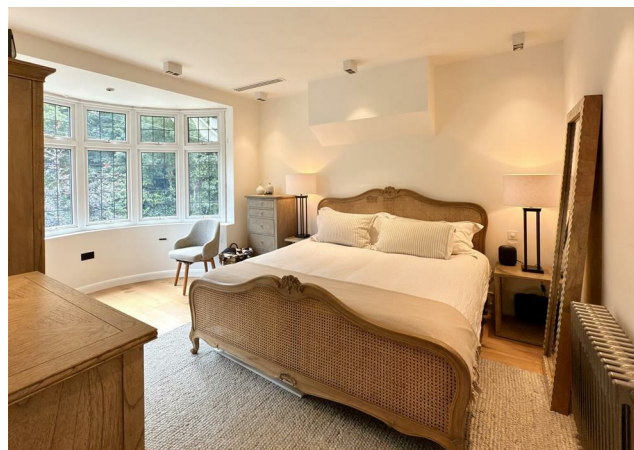
Offers Over £875,000

Havilands

the advantage of experience



- Three Bedroom Semi-Detached House
- Off-Street Parking
- Potential to Extend (STPP)
- Significant Rear Garden extending over 200 feet
- Air Conditioning
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE & Grange Park Primary Schools
- Within Catchment of Winchmore School
- Cul-De-Sac Location



Havilands are delighted to offer For Sale this THREE BEDROOM SEMI-DETACHED HOUSE located on Clarendon Way, N21.

Situated on a quiet cul-de-sac comprising of a total of 8 houses, the house offers 1236sqft of living space and is comprised of: Three Bedrooms benefitting from sound insulated floors, Family Bathroom, Separate WC, Through-Lounge and Kitchen. The property also benefits from significant "L" shaped garden extending to a length in excess of 200ft and off-street parking. The house also offers potential to extend (STPP) to the rear and into the loft. Within walking distance of the house is Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Underground, Overground and Thameslink services en-route. Additionally within walking distance are a number of local shops on The Grangeway and Avenue Parade, with larger shops including Waitrose & Sainsburys supermarkets on Green Lanes also nearby.

For those considering schooling options, the house falls within catchment of Grange Park Primary School, St. Paul's CofE Primary School and Winchmore School. Also nearby are independent schools including Keble & Grange Park Prep Schools as well as Palmers Green High School also easily accessible. Viewing is highly recommended in order to appreciate the fine finishing touches to this property as well as to appreciate the incredible outdoor space the property provides. To arrange yours, please get in touch with one of the team.

Property Information:

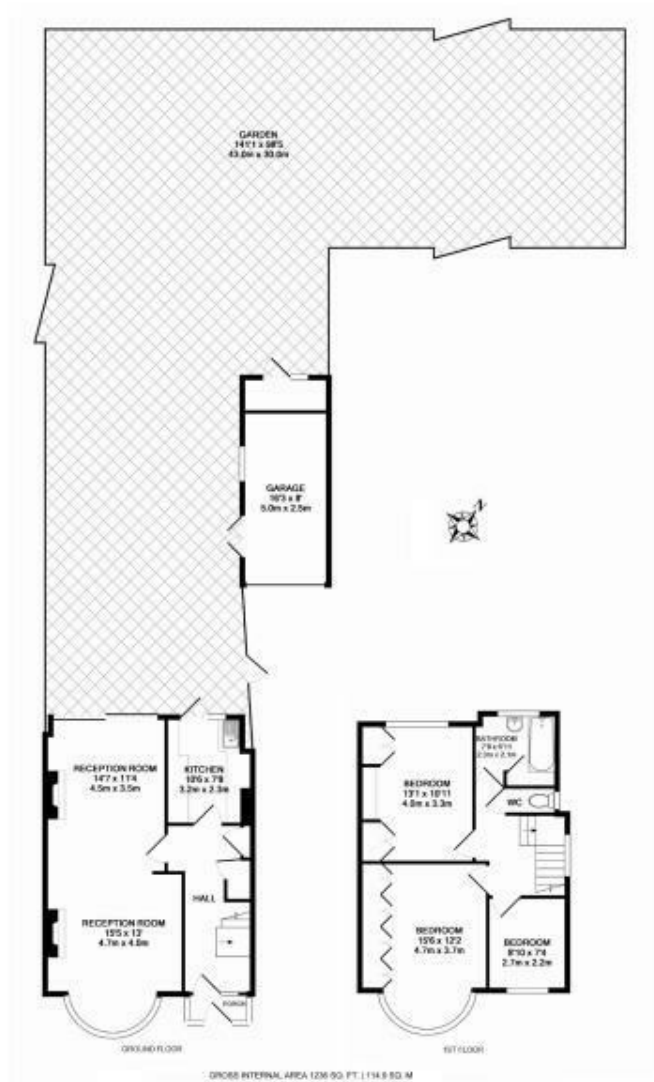
Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current TBC; Potential TBC

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

havilands | 020 8886 6262
 come by and meet the team
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