



Sherbrook Gardens, N21

£1,300,000

Havilands

the advantage of experience



- Five Bedroom, Four Bathroom Detached Property
- 2684 Sq Ft of Living Space Across Three Floors
- South Facing Garden
- Close to Winchmore Hill National Rail (Moorgate approx. 25 mins) and Bus Routes Along Green Lanes
- Close to Green spaces such as Grovelands Park and Firs Farm Wetlands
- In Catchment of Several Sought After Schools including Highfield Primary (OUTSTANDING) and Winchmore Secondary





Havilands are delighted to present for sale this FIVE BEDROOM, FOUR BATHROOM, DETACHED PROPERTY on Sherbrook Gardens, N21. Offering 2,684 sq ft of living space across three floors, the property benefits from ample off street parking, south facing 66ft garden and a summer house. The property itself is comprised of three reception rooms, open plan kitchen/diner, utility space and shower room on the ground floor. Up on the first floor there are four bedrooms, with en-suite to one and built-in wardrobes to three of the bedrooms, plus family bathroom. On the second floor the fifth bedroom has en-suite and built-in wardrobes. Outside the well kept, south facing garden extends to 66ft and features a summer house. Ideally located close for transport links with Winchmore Hill National Rail (Moorgate approx. 25 mins) and various bus routes along Green Lanes all close by. The property is also within easy reach of an abundance of independent restaurants, shops and amenities along Green Lanes and Winchmore Hill Green. Plus green spaces such as Grovelands Park and Firs Farm Wetlands are all within easy reach. For families the property is in catchment of several sought after schools including Highfield Primary (OUTSTANDING) and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (£3,779.45 2026/2027)

EPC: Currently 70C Potentially 80C

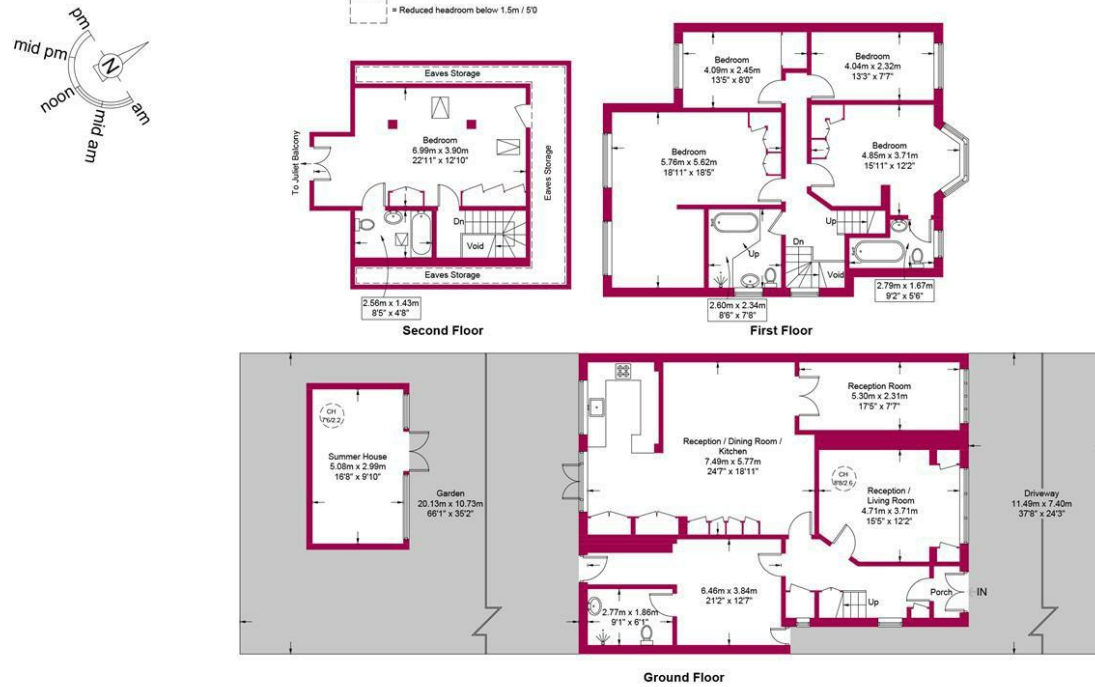
For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

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Approximate Gross Internal Area = 2809 sq ft / 261.0 sq m

Restricted Height = 169 sq ft / 15.7 sq m

Summer House = 165 sq ft / 15.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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