Broadfields Avenue, Winchmore Hill

£1,200,000

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- Beautifully Presented, Four Bedroom, Two Bathroom, Semi-Detached Property
- Off Street Parking
- Large, Open Plan Kitchen/Dining Room with Utility
- Substantial Garden Room
- Juiliet Balcony and En-Suite to Master Bedroom
- Close to Winchmore Hill Green, with its Abundance of Independent Cafes, Shops and Amenities
- Within Easy Reach of Winchmore Hill National Rail (Moorgate approx. 25 mins), Southgate Underground (Piccadilly Line) and Local Bus Routes
- Convenient for Sought After Schools including St Paul's CofE Primary, Grange Park Primary, Keble Prep and Grange Park Prep, as well as Highlands Secondary

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

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Havilands are delighted to present to market this BEAUTIFULLY PRESENTED, FOUR BEDROOM SEMI-DETACHED PROPERTY on Broadfields Avenue, N21. Offering 2,100 sq ft of living space across three floors the property benefits from off street parking, a 52ft garden with substantial garden room and sought after location.

The property itself is comprised of elegant entrance hall with stained glass, bay fronted reception room, play room, large, open plan, light filled, dining room/kitchen with impressive central island, separate utility room and w/c on the ground floor. Up on the first floor there are three bedrooms and four piece family bathroom. Further up on the second floor the master bedroom features juiliet balcony and en-suite shower room.

Outside the well kept garden extends to 52 ft and features patio, rear decked area and a substantial garden room, ideal for use as home office/gym.

Ideally located on a quiet turning off Wades Hill and within easy reach of sought after Winchmore Hill Green, with its abundance of independent cafes, shops and amenities. Plus the property is within easy reach of Winchmore Hill National Rail (Moorgate approx. 25 mins), Southgate Underground (Piccadilly Line) and local bus routes. Plus several green spaces including Grovelands Park and Oakwood Park and further amenities along Green Lanes are all close by. For families the property is convenient for sought after schools including St Paul's CofE Primary, Grange Park Primary, Keble Prep and Grange Park Prep, as well as Highlands Secondary. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (2026/27 £3,779.45)
EPC: Currently 62D Potentially 80C

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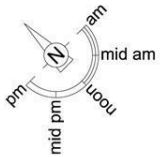
Broadfields Avenue, N21

Approximate Gross Internal Area = 2100 sq ft / 195.0 sq m
(Including Shed, Restricted Height & Outhouse)

Restricted Height = 116 sq ft / 10.7 sq m **Shed** = 73 sq ft / 6.7 sq m **Outhouse** = 132 sq ft / 12.3 sq m



Ground Floor First Floor Seocnd Floor

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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.

RICS Certified Property Measurer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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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come by and meet the team
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