



Havilands

Barrowell Green, London

£500,000

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- Two/Three Bedroom Family Home arranged over three floors
- Just under 1,200 sq ft of well-balanced living accommodation
- Located on the ever-popular Barrowell Green in Winchmore Hill, N21
- Attractive period-style home offering flexible modern living
- Generous rear garden extending to approximately 31ft
- Excellent school catchments including Highfield Primary (Ofsted: Outstanding) and Winchmore School
- Walking distance to Winchmore Hill Mainline Station (Moorgate approx. 30 mins)
- Easy access to A10 and A406 for wider London commuting
- Close to Waitrose, Sainsbury's and a wide selection of independent shops and cafés
- Moments from Firs Farm Wetlands & Playing Fields and Grovelands Park

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Havilands are delighted to offer For Sale this well-proportioned two/three bedroom family home ideally positioned on the ever-popular Barrowell Green, N21, in the heart of the sought-after North London suburb of Winchmore Hill.

Arranged over three floors and offering just under 1,200 sqft of versatile accommodation, the property provides flexible living space ideally suited to modern family life. The ground floor comprises two reception rooms, a fitted kitchen and a convenient downstairs WC (accessed via the garden). The upper floors offer two generous double bedrooms, a family bathroom and a useful loft room, ideal as a home office, guest room or additional living space. Externally, the home further benefits from a rear garden extending to approximately 31ft.

The property is superbly located for families, falling within catchment of several highly regarded schools including Highfield Primary School (Ofsted: Outstanding) and Winchmore School, with Firs Farm Primary, Latymer School and Edmonton County also within catchment.

For commuters, Winchmore Hill Mainline Station is within walking distance, providing direct rail services into Moorgate (approx. 30 minutes) and excellent onward connections via Overground, Underground and Thameslink networks. The A10 and A406 are also easily accessible, offering convenient road links across London and beyond.

Local amenities are plentiful, with Waitrose, Sainsbury's and a variety of independent shops and cafés all close at hand. Green space is equally well catered for, with Firs Farm Wetlands & Playing Fields nearby and the ever-popular Grovelands Park within walking distance. An excellent opportunity to secure a family home in one of North London's most desirable suburban locations. Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

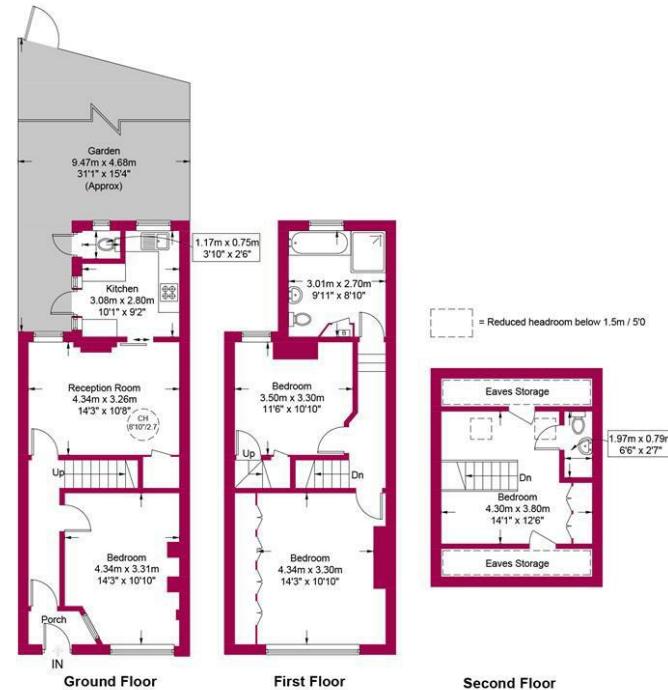
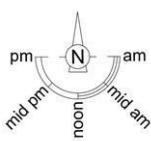
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 64(D); Potential 82(B)

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

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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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