



# Vicars Moor Lane, Winchmore Hill

Offers Over £900,000

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the advantage of experience





- Attractive Three Bedroom, Two Bath, Period Property
- Abundance of Period Features
- Ample Off Street Parking
- 53ft Garden
- Convenient for Winchmore Hill Green and Green Lanes with its Independent Coffee Shops, Restaurants and Amenities
- Within Easy Reach of Winchmore Hill Station (Moorgate Approx. 25 Mins)
- In Catchment of Sought After Schools



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



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Havilands are delighted to present this ATTRACTIVE, CHARACTER FILLED, THREE BEDROOM, TWO BATH PERIOD PROPERTY on Vicars Moor Lane, N21. Boasting 1,272 sq ft of living space, ample off street parking and an abundance of charming period features the property is comprised of reception room, dining room, modern kitchen, and shower room/utility on the ground floor. Up on the first floor there are three bedrooms and family bathroom. Outside the garden extends to 53 ft. Ideally located within easy reach of Winchmore Hill Green, with its independent coffee shops, restaurants and amenities, and Winchmore Hill Station (Moorgate approx. 25 mins). Ideal for families the property is convenient for green spaces Grovelands Park and Firs Farm Wetlands. Plus the property is in catchment of several sought after schools including St Paul's CofE primary and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2025-26 £3,125.81)

EPC: Currently 51E Potentially

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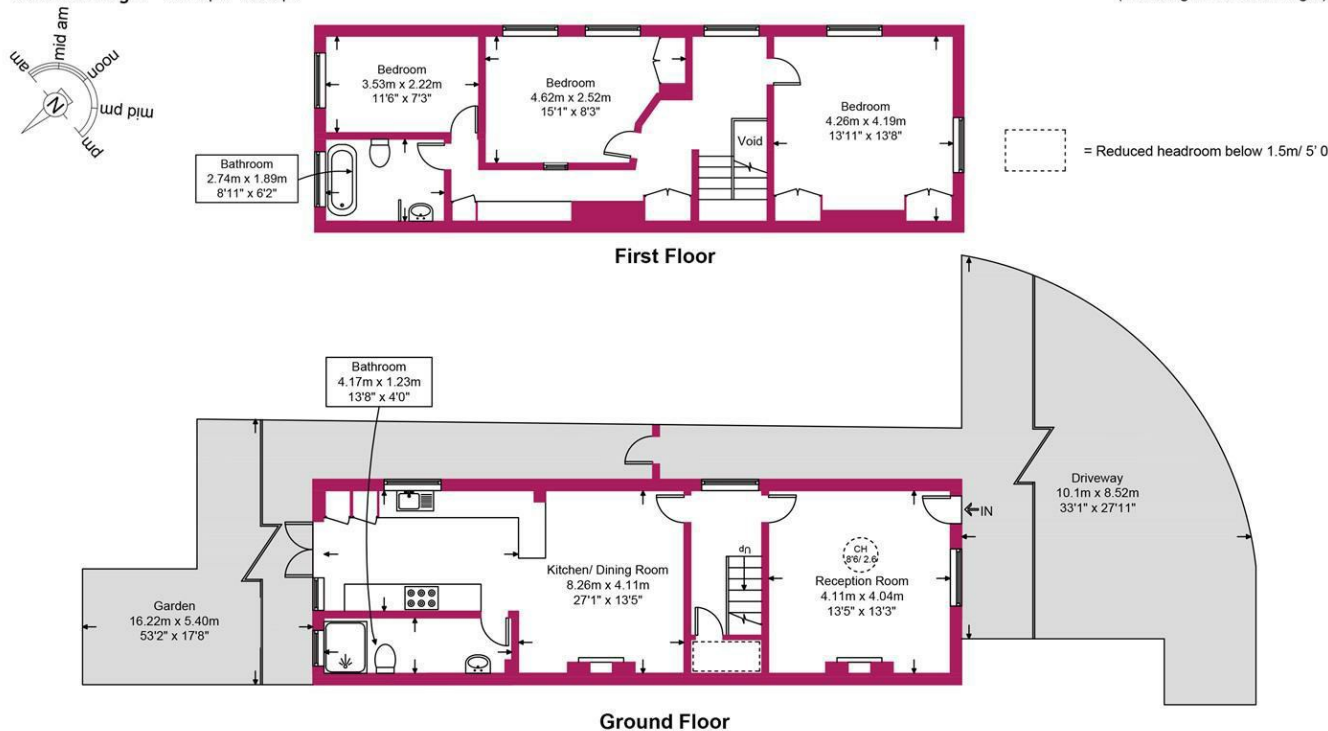


## Vicars Moor Lane, N21

Approximate Gross Internal Area = 1272 sq ft / 118.1 sq m

Restricted Height = 12.7 sq ft / 1.18 sq m

(Including Restricted Height)



## 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>75</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>51</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.



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come by and meet the team

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