

Wades Hill, Winchmore Hill

£1,750,000

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- Exceptional FIVE BEDROOM DETACHED HOUSE on sought-after Wades Hill
- Spacious 3,152 sq. ft. of living space arranged across three floors
- Generous 90ft rear garden with mature outlook
- Two elegant Reception Rooms plus Playroom, Office & Library/Prayer Room
- High-spec Nobilia German Kitchen with Granite Worktops & Quooker Flex tap
- Underfloor Heating to Ground Floor & Megaflow system
- Two En-suite Bedrooms each with Dressing Room plus Family Bathroom
- Vaulted Ceiling to Master Bedroom & Canadian Softwood Oak Stairs
- Off-Street Parking for up to three vehicles
- Prime Winchmore Hill location near The Green, Grovelands Park & station links

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

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Havilands are delighted to offer For Sale this exceptional FIVE BEDROOM DETACHED HOUSE on Wades Hill, N21. Situated in the heart of Winchmore Hill, just moments from The Green, the property offers approximately 3,152 sq. ft. of living space across three floors, complemented by a generous rear garden of approximately 90'.

Within walking distance of Winchmore Hill Mainline Station (Moorgate approx. 30 mins) with Overground, Underground, and Thameslink connections, the home also provides ease of access to the A10 and A406 for central London and Greater London. The ground floor comprises two reception rooms, a high-spec kitchen, utility room, playroom, office, library/prayer room, and WC. The first floor features three bedrooms, including two with en-suites and dressing rooms, plus a family bathroom. The second floor offers two further bedrooms, a bathroom, and eaves storage.

Finished to a superb standard, the property includes underfloor heating in the lounge, kitchen and office, a Nobilia German kitchen with granite worktops, Quooker Flex tap, electric rooflight, Megaflow system, aluminium canopy, Stone Abbey balustrades, Canadian softwood oak stairs, new double glazing, fully insulated render, and a new slate roof. Off-street parking is available for up to three vehicles.

Close to Grovelands Park, local shops, and within catchment for St Paul's CofE Primary and Winchmore School, viewing is highly recommended.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band G (£3,779.45 2026/2027)
EPC Rating: Current 53(E); Potential 81(B)

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

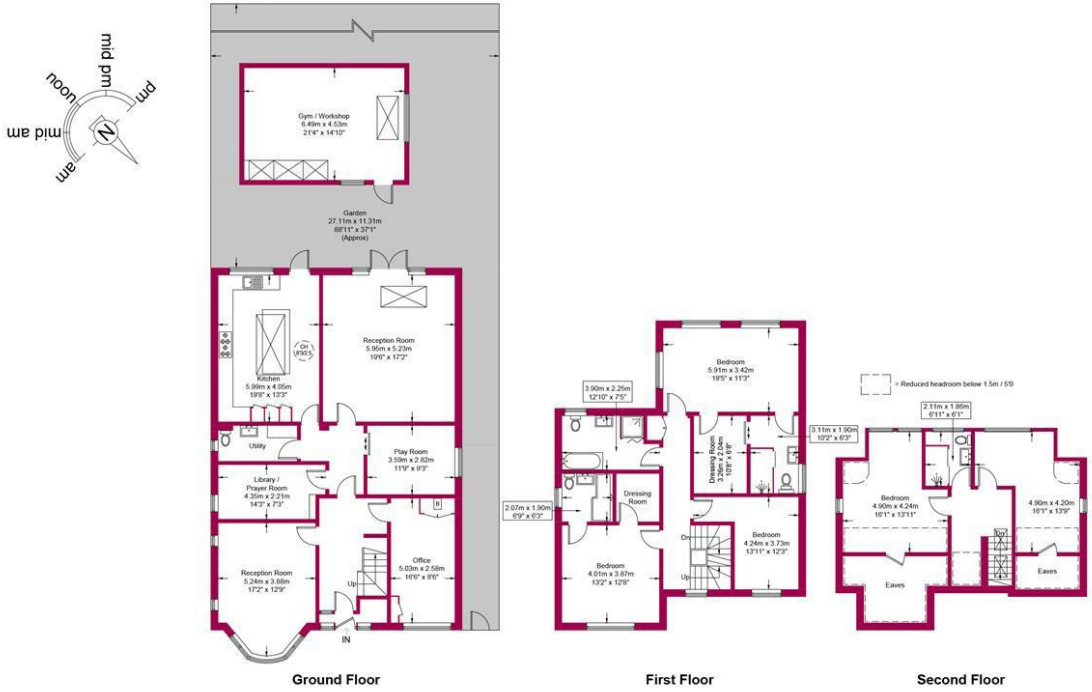
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Approximate Gross Internal Area = 3471 sq ft / 322.5 sq m

Restricted Height = 255 sq ft / 23.7 sq m

Gym / Workshop = 319 sq ft / 29.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

RICS Certified Property Measurer

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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