

# Halstead Road, N21

Offers In Excess Of £800,000

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- Three/Four Bedroom Semi-Detached Property with Off Street Parking
- 90Ft West Facing, Low Maintanence Garden
- Ground Floor Fourth Bedroom/ Study with Built In Wardrobes
- Substantial Garden Room currently used as Home Office and Separate Self Contained Gym
- Within Easy Reach of Transport Links including Winchmore Hill National Rail (Moorgate approx. 25 mins), Various Bus Routes and Ease of Access to the A10
- Close to Local Shops and Amenities along Ridge Avenue, Winchmore Hill Green, Bury Lodge Gardens, Firs Farm Wetlands and Paulin Ground Sports Club
- Ideally Located for Several Sought After Schools including Keble Prep, Grange Park Prep and Stark Field Primary, plus Winchmore Secondary, The Latymer and Edmonton County Secondary Schools

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

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Havilands are delighted to present for sale this THREE/FOUR BEDROOM SEMI-DETACHED PROPERTY on Halstead Road, N21. Offering 1,707 sq ft of living space the property benefits from off street parking, 90ft West facing garden and substantial garden room office and gym. The property itself is comprised of open plan through reception room / dining room, kitchen, down stairs w/c and bedroom/study with built in storage on the ground floor. Up on the first floor there are three bedrooms, the master bedroom has built in wardrobes and ample storage, and family bathroom. Outside the garden extends to 90ft, comprised of mature shrubs, low maintenance artificial grass and boasts a substantial outbuilding currently used as an office and separate self contained gym.

Located within easy reach of transport links including Winchmore Hill National Rail (Moorgate approx. 25 mins), various bus routes and ease of access to the A10. The property also benefits from being close to local shops and amenities along Ridge Avenue as well as Winchmore Hill Green and green spaces including Bury Lodge Gardens, Firs Farm Wetlands and Paulin Ground Sports Club. For families the property is ideally located for several sought after schools including Keble Prep, Grange Park Prep and Stark Field Primary, plus Winchmore Secondary, The Latymer and Edmonton County Secondary schools. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: F (2026/27 £3,275.52)
EPC: Currently 66D Potentially 79C

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## Halstead Road, N21

**Approximate Gross Internal Area** = 1707 sq ft / 158.6 sq m

**Restricted Height** = 7 sq ft / 0.7 sq m

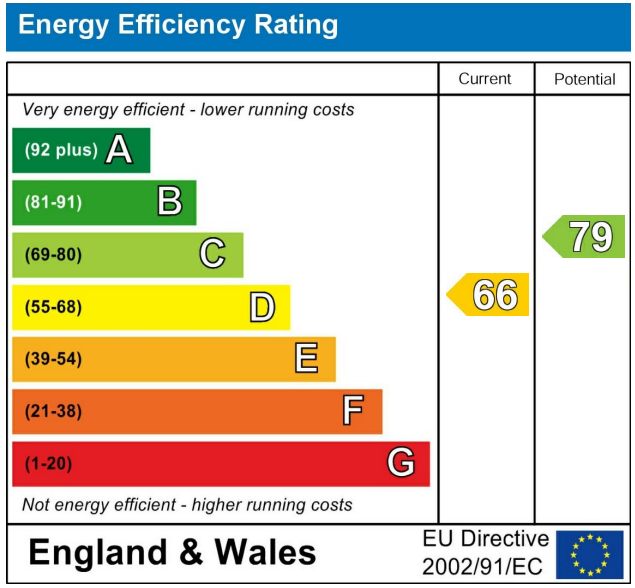
**Gym / Garden Office** = 336 sq ft / 31.2 sq m




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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

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