



# Branscombe Gardens, N21

£1,600,000

**Havilands**

the advantage of experience





- Charming four bedroom, three bathroom, four reception room detached chalet bungalow
- 2997 sq ft
- Cul-de-sac
- Double fronted
- Self-contained home office
- Prestigious turning off Broad Walk opposite Grovelands Park
- Garden extends to over 100ft
- Double garage and off-street parking for two cars
- Separate annex with own entrance

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



Havilands are delighted to present this charming, four bedroom, double fronted, detached property on a prestigious turning off Broad Walk, N21. Located on a quiet cul-de-sac opposite Grovelands Park and in the heart of sought after Winchmore Hill, this substantial chalet bungalow is comprised of 2997 sq ft.

Upon entering the property you are welcomed to a spacious and bright hallway, to the left is formal dining room with bay window, the the right is a double aspect lounge, both rooms have original parquet flooring and French doors. There is also a downstairs bathroom and guest cloakroom. The kitchen has fully fitted storage and a large butler sink, integrated dishwasher, Miele oven & granite work tops.

There are French doors to the rear patio area and French doors to conservatory. The conservatory looks out onto the mature garden and leads you into downstairs bedroom which has fitted mirrored wardrobes, an ensuite with walk in shower and his and hers vanity units.

On the first floor are three more bedrooms, some of which are adjoining, a separate kitchen and bathroom. This space is ideal as a separate apartment if required as it has it's own entrance and two staircases.

Outside the well maintained, landscaped garden includes a patio dining area, self-contained office with kitchenette and w/c & double garage. There is also off street parking for two cars.

Moments from Winchmore Hill Green with its various restaurants, bars and shops and Winchmore Hill station (National Rail Moorgate approx. 30 mins) this rare to the market property is not to be missed.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2025-26 £3,606.70)


EPC: Currently 56D Potentially 79C

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Approximate Gross Internal Area 2997 sq ft – 278 sq m  
 Ground Floor Area 1716 sq ft – 159 sq m  
 First Floor Area 638 sq ft – 59 sq m  
 Annex/Garage Area 643 sq ft – 60 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team  
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