

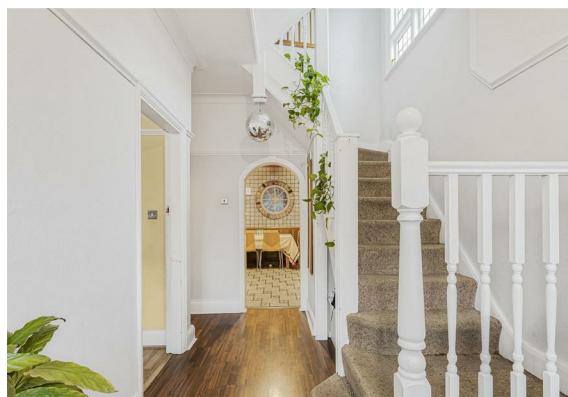


# Halstead Road, London

Guide Price £725,000

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- Four/Five Bedroom Semi-Detached House
- Four Reception Rooms
- Off-Street Parking
- Garage
- Potential to Extend (STPP)
- Catchment Area of Raglan Infant & Primary Schools
- Catchment Area of Edmonton County & Winchmore Schools
- Walking Distance to Local Shops & Amenities along Green Lanes
- Walking Distance (0.9 miles) to Winchmore Hill station (Moorgate approx 25 mins)
- Ease of Access to A10 & A406

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



\*\*Guide Price £725,000 - £750,000\*\* Havilands are pleased to offer For Sale, this FOUR/FIVE BEDROOM SEMI-DETACHED HOUSE on Halstead Road, N21. Located on the border of Winchmore Hill & Bush Hill Park, the property is set across three floors and is comprised of three reception rooms, kitchen/diner, bedroom and downstairs W/C on the ground floor, three bedrooms and bathroom on the first floor and double bedroom on the top floor. The property also benefits from off-street parking and garage to the side of the property. Offering nearly 2000sqft of living space, the property offers plenty of space and will make an ideal family home with some minor updating.

The property is located within the catchment area of both Edmonton County and Winchmore Schools as well as Raglan Infant & Primary Schools. There are a number of local shops and amenities along Green Lanes within walking distance, as well as Winchmore Hill station (Moorgate approx 25 mins) also being within walking distance (0.9 miles). Additionally the property locale provides good access to both the A10 & A406 offering road links across North London as well as being within easy reach of bus routes running across the Borough. To arrange a viewing, please do not hesitate to get in touch.

#### Property Information

Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 69(C); Potential 81(B)

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### Energy Efficiency Rating

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

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