



College Road, London

£700,000

Havilands

the advantage of experience



- Chain Free - Three Bedroom House located on a quiet no-through road in N21
- 1357sqft of living space across well-proportioned rooms
- Two Reception Rooms, Dining Room, Kitchen, Conservatory & downstairs WC
- South-facing rear garden
- Requires modernisation with scope to personalise throughout
- Potential to extend (STPP), including into the loft
- Catchment for Highfield Primary, St Paul's CofE & Winchmore School
- Close to independent schools incl. Keble & Grange Park Prep & Palmers Green High School
- Walking distance to Winchmore Hill Station (Moorgate approx 30 mins)
- Near Firs Farm Wetlands, Woodcroft Wildspace & Grovelands Park; local shops & cafés on Green Lanes nearby



Havilands are pleased to offer For Sale on a Chain Free basis, this THREE BEDROOM HOUSE located on College Road, N21. Set within a quiet no-through road on the border of Winchmore Hill and Palmers Green, this well-proportioned home offers 1357sqft of living space and is comprised of: Three Bedrooms, Family Bathroom, Two Reception Rooms, Dining Room, Kitchen, Conservatory and a downstairs WC. Requiring modernisation, the property presents a great opportunity for buyers keen to update and personalise. The south-facing rear garden extends in excess of 40', while the house also offers potential to extend (STPP), including into the loft.

An ideal family home, the property sits within catchment for several sought-after schools including Highfield Primary, St Paul's CofE Primary and Winchmore School. Independent options are also nearby, including Keble, Grange Park Prep and Palmers Green High.

Commuters are well served, with Winchmore Hill Mainline Station within walking distance, offering direct services into Moorgate (approx 30 mins). Southgate Underground Station (Piccadilly Line) is also easily accessible, providing further direct links into central London with connections to Overground and Thameslink services en-route.

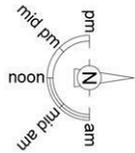
The property enjoys close proximity to a wealth of green spaces including Firs Farm Wetlands, Woodcroft Wildspace and the always-popular Grovelands Park. A range of local shops and amenities along Green Lanes — including Sainsbury's — are also within easy reach, along with a selection of cafés and restaurants around The Green.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band F (£3125.81 25/26)
EPC Rating: AWAITED

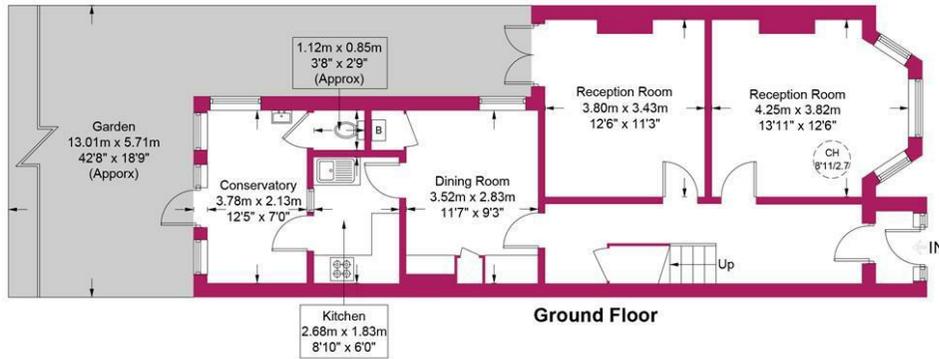
For more images of this property please visit havilands.co.uk

College Road, N21

Approximate Gross Internal Area = 1357 sq ft / 126.1 sq m



First Floor



Ground Floor

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



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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