



# Hydefield Close, London

Offers Over £500,000

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- Attractive three-bedroom house situated on Hydefield Close, N21
- Ideally located on the border of Winchmore Hill and Palmers Green
- Offers 1,075 sq. ft. of bright and versatile living space
- Open-plan lounge/diner providing a spacious, sociable layout
- Modern kitchen plus downstairs WC for added convenience
- Approx. 40ft south-facing garden ideal for entertaining or relaxing
- Includes a garage en-bloc offering secure parking and storage
- Within catchment for Highfield, Firs Farm, Winchmore, Edmonton County & Latymer School
- Excellent transport links via A10 & A406, with easy access to Central London
- Close to Firs Farm Wetlands, Church Street Playing Fields and Colosseum Retail Park for shops and leisure



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



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Havilands are delighted to present this charming three-bedroom home on Hydefield Close, N21. Ideal for First Time Buyers, perfectly positioned on the border of Winchmore Hill and Palmers Green, this well-maintained property offers 1,075 sq. ft. of versatile living space. The accommodation includes three bedrooms, a family bathroom, a spacious open-plan lounge and dining area, a modern kitchen, and a convenient downstairs WC. To the rear, a south-facing garden of approximately 40ft provides the perfect setting for outdoor relaxation, while a garage en-bloc adds valuable storage and parking convenience.

Families will appreciate the home's location within the catchment area of several highly regarded schools, including Highfield and Firs Farm Primary, as well as Winchmore School, Edmonton County and the renowned Latymer School. Excellent transport connections via the A10 and A406 make commuting into Central London or travelling across North London straightforward and efficient.

Nature lovers will enjoy nearby Firs Farm Wetlands and Church Street Playing Fields, offering ample green space for leisure and recreation. Everyday essentials are close at hand, with local shops and cafes just a short stroll away, and Winchmore Hill town centre providing a wider selection of amenities. For larger stores, Colosseum Retail Park—home to Sainsbury's, Next Home, and more—is just five minutes away.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.01 25/26)

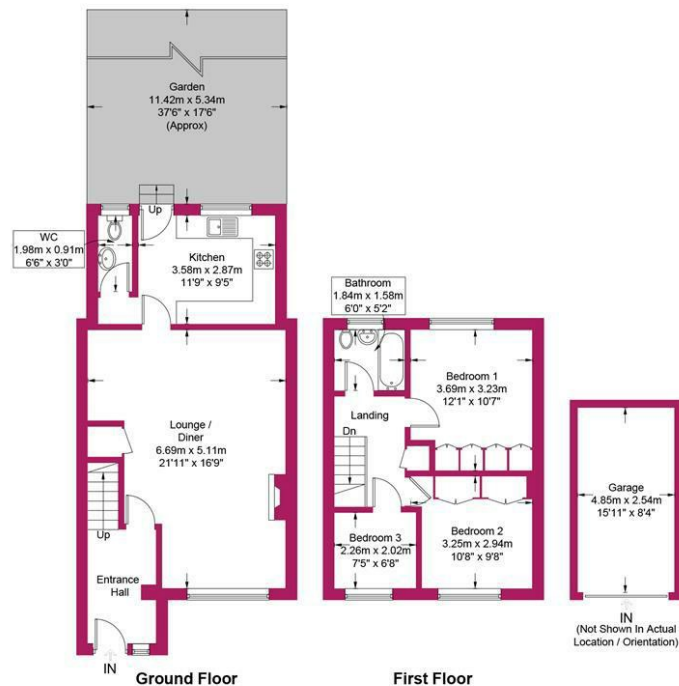
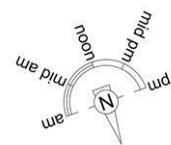
EPC Rating: Current 69(C); Potential 86(B)

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## Hydefield Close, N21

Approximate Gross Internal Area = 1075 sq ft / 99.9 sq m

Garage = 133 sq ft / 12.4 sq m



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            | <b>69</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.



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come by and meet the team

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