



Broad Walk, N21

Offers Over £3,000,000

Havilands

the advantage of experience



- *EXTREMELY LARGE PLOT* Five Bedroom, Two Bathroom Detached Property on Prestigious Broad Walk N21
- 270ft GARDEN BACKING DIRECTLY ONTO GROVELANDS PARK
- 3000 sq ft of Living Space, including Three Reception Rooms, Kitchen and Utility
- Character Filled with Features Throughout including Stained Glass Windows
- Huge Potential to Extend and Modernise (STPP) into a Magnificent Family Home
- Stone's Throw from Grovelands Park and Winchmore Hill Green with it's Independent Shops, Restaurants and Cafes
- Within Easy Reach of Winchmore Hill Station (Moorgate approx. 25 mins)
- In Catchment of Several Sought After Schools including Keble Prep, St Paul's CofE Primary and Winchmore Secondary Schools
- Off Street Parking and Double Length Garage



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



Havilands are delighted to bring to market this FIVE BEDROOM, DETACHED PROPERTY ON BROAD WALK, N21. Enviably positioned on Winchmore Hill's most prestigious road and BACKING DIRECTLY ONTO GROVELANDS PARK this character filled home boasts 3000 sq ft across two floors, off street parking and a 270 ft garden. The ground floor offers three reception rooms, kitchen, utility, cloakroom and double length garage. Up on the first floor there are five bedrooms, with en suite to master bedroom and family bathroom. A wealth of period features can be found throughout this attractive property, including stained glass windows, whilst offering HUGE POTENTIAL and scope to extend and modernise (STPP) into a magnificent family home. The property is a stone's throw from Grovelands Park and a short walk from Winchmore Hill Green with it's abundance of independent shops, restaurants and cafes. Plus Winchmore Hill National Rail Station is within easy reach offering links to Moorgate (approx. 25 mins). Ideal for families the property is located in catchment of several sought after schools including Keble Prep, St Paul's CofE Primary and Winchmore Secondary Schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

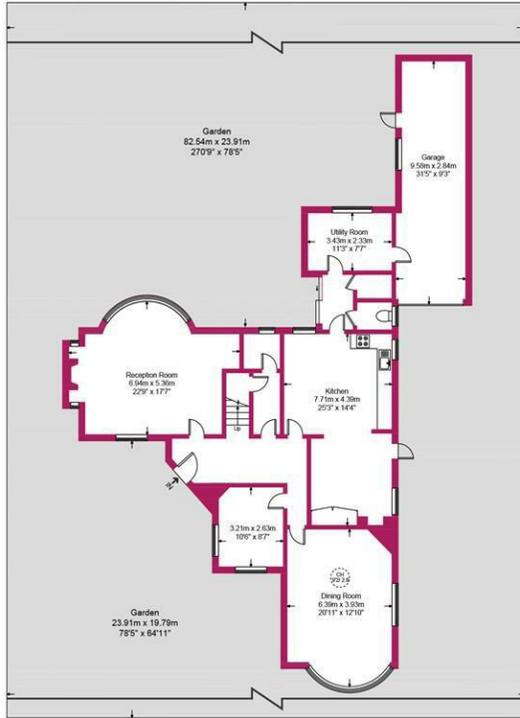
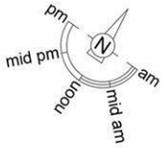
Council Tax Band: H (2025/26 £4,328.04)

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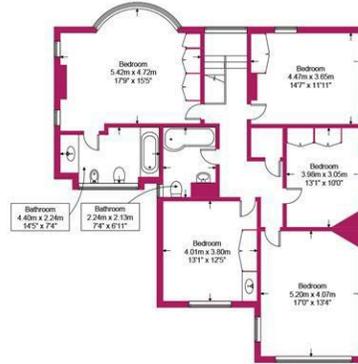
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Approximate Gross Internal Area = 3000 sq ft / 279 sq m
(Including Garage)

Garage = 277 sq ft / 25.74 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		51	
(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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