



# Carpenter Gardens, N21

£599,995

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the advantage of experience





- Three Bedroom End of Terrace House
- South Facing Rear Garden
- Potential to Extend (STPP).
- Within Catchment of Highfield Primary School (OFSTED: Outstanding)
- Within Catchment of Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby inc. Sainsburys & Waitrose
- Firs Farm Wetlands, Woodcroft Wildspace & Grovelands Park Close By



Havilands are pleased to offer For Sale, this THREE BEDROOM END TERRACE HOUSE located on Carpenter Gardens, N21. Located in the centre of Winchmore Hill, the property offers 929sqft of living space, and is comprised of: two double bedrooms, one single bedroom, family bathroom, lounge, kitchen/diner and downstairs WC. The house also boasts a wrap-around south-facing garden extending to approx 50ft and offers excellent potential to extend (STPP).

The house is ideally located for families with the property falling within the catchment area of sought after schools including Highfield Primary School (OFSTED: Outstanding) as well as Winchmore School. Also nearby are a number of shops and amenities including Sainsburys and Waitrose supermarkets in addition to a wide range of cafe's and restaurants along Green Lanes and The Green. There is also ease of access to the A10 & A406 offering excellent road links into and across London.

The property is also well placed for commuters with Winchmore Hill Mainline Station within walking distance, offering direct rail links into central London (Moorgate approx 30 mins) with connections to Underground, Overground and Thameslink services en-route. The property is also close to green space with Firs Farm Wetlands, Woodcroft Wildspace and Grovelands Park all within walking distance with the latter offering a range of social and leisure events throughout the year. Viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

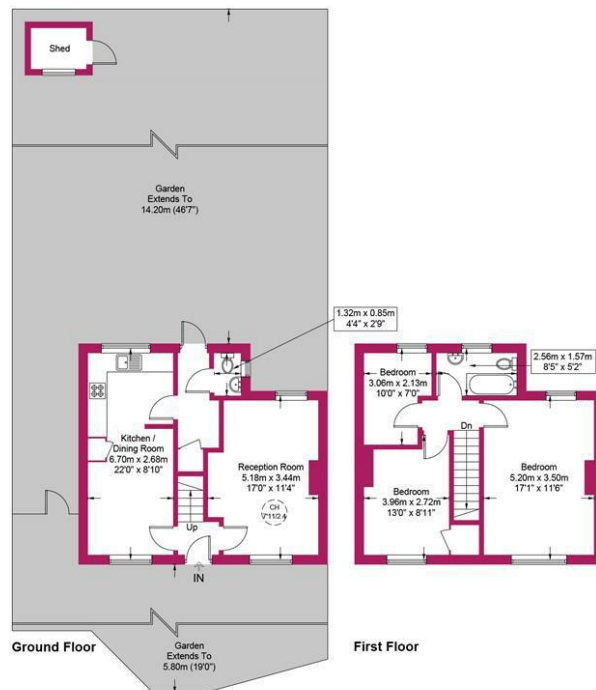
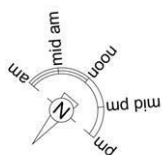
Council Tax: Band E (£2644.91 25/26)

EPC Rating: Current 67(D); Potential 88(B)

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

## Carpenter Gardens, N21

Approximate Gross Internal Area = 929 sq ft / 86.3 sq m



## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>88</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>67</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<br>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.



**Certified  
Property  
Measurer**

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come by and meet the team

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