

Elm Park Road, N21

£1,200,000

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- Six Bedroom, Three Bathroom, Character Filled Semi-Detached Property
- 2,931 Sq Ft of Living Space across Three Floors
- Off Street Parking
- Mature 77ft Garden with Outdoor Kitchen
- En-Suite to Two Bedrooms
- Within Easy Reach of Winchmore Hill Station (Moorgate approx. 25 Min)
- Close to Green Spaces including Firs Farm Wetlands and Grovelands Park
- In Catchment of Several Sought After Schools Including Highfield Primary (OUTSTANDING) St Paul's CofE Primary, Keble Prep and Winchmore Secondary

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

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Havilands are delighted to present this ATTRACTIVE SIX BEDROOM, THREE BATHROOM SEMI-DETACHED PROPERTY on Elm Park Road, N21. Offering an impressive 2,931sq ft in living space across three floors the property boasts period features throughout, off street parking, a mature garden extending to 77ft complete with outdoor kitchen and brick built shed/ garden room. The property itself is comprised of reception room, dining room, kitchen and downstairs w/c on the ground floor. Up on the first floor there are four bedrooms, with built in wardrobes to the master bedroom and family bathroom. On the second floor there are a further two bedrooms, both en-suite. Outside the well maintained garden extends to 77ft and features an outdoor kitchen and substantial brick built shed. Character filled and bright and airy throughout the property is ideally located on a quiet turning off Green Lanes. Close to an abundance of independent restaurants, shops and amenities along Green Lanes and within easy reach of Winchmore Hill Station (Moorgate approx. 25 mins) and various bus routes. The property is also convenient for green spaces including Firs Farm Wetlands and Grovelands Park. For families the property is in catchment of several sought after schools including Highfield Primary (OUTSTANDING) St Paul's CofE Primary, Keble Prep and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (£3,779.45 2026/2027)
EPC: Currently 66D Potentially 80C

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Approximate Gross Internal Area = 2931 sq ft / 272.3 sq m

Restricted Height = 278 sq ft / 25.8 sq m | **Shed** = 144 sq ft / 13.4 sq m | **Outdoor Kitchen** = 109 sq ft / 10.1 sq m | **Loft** = 168 sq ft / 15.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

RICS Certified Property Measurer

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come by and meet the team
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