



# Hillfield Park, N21

£1,250,000

Havilands

the advantage of experience



- Beautifully Presented, Five Bedroom, Two Bathroom, Semi-Detached Family Home
- 2,274 sq ft of Living Space Across Three Floors
- Off Street Parking
- Well Kept Garden Extends to 100ft and Features a Substantial Garden Room Perfect for Entertaining Guests
- Elegant Entrance Hall, Modern Open Plan Kitchen/ Diner, Reception Room, Home Office and Downstairs W/C
- Easy Reach of Southgate Underground (Piccadilly line) and Winchmore Hill National Rail (Moorgate approx. 25 mins)
- Convenient for Several Sought After Schools
- Underfloor Heating in Kitchen, Office and First Floor Bathroom
- Fitted Air Conditioning in Loft Bedrooms



Havilands are delighted to present this BEAUTIFULLY PRESENTED, FIVE BEDROOM SEMI-DETACHED PROPERTY on Hillfield Park, N21. Offering 2,274 sq ft of living space across three floors and boasting off street parking, an 100ft garden with substantial garden room with period features throughout including stained glass windows. The property itself is comprised of an elegant entrance hall, bay window reception room, open plan kitchen diner, home office and downstairs w/c on the ground floor. Up on the first floor there three bedrooms and family bathroom, and on the second floor two further bedrooms and second bathroom. The kitchen, office and first floor bathroom all have underfloor heating. And the loft bedrooms are fitted with air conditioning units. Outside the well kept garden extends to 100ft and features a large garden room currently being used as an entertaining space. Ideally located for transport links, the property is within easy reach of Southgate Underground (Piccadilly line) and Winchmore Hill National Rail (Moorgate approx. 25 mins) as well as various bus routes and amenities along Green Lanes.

For families the property is convenient for several sought after schools including Palmers Green High School, Keble Prep, St Monica's Catholic Primary and Winchmore Secondary and St Anne's Catholic High School for Girls (OUTSTANDING).

Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (£3,779.45 2026/2027)

EPC: Currently 65D Potentially 83B

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

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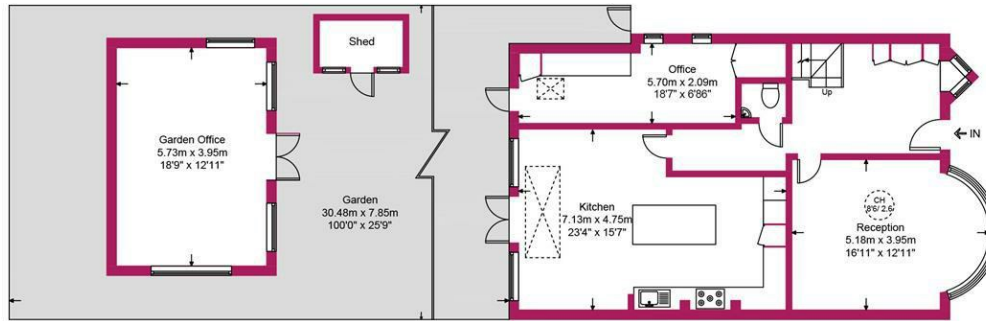
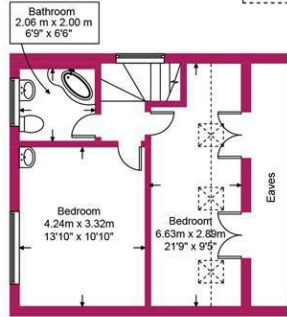
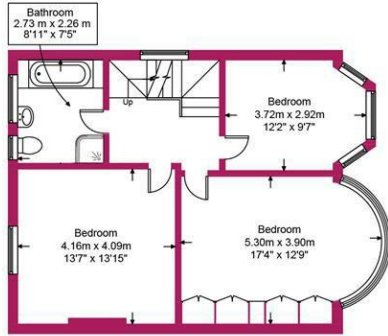
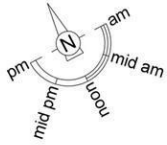
Approximate Gross Internal Area = 2274 sq ft / 211.3 sq m

(Including Restricted Height & Garden Office)

Restricted Height = 142 sq ft / 13.16 sq m


Garden Office = 243 sq ft / 22.63 sq m

 = Reduced headroom below 1.5m/ 5' 0



Ground Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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