Green Lanes, London

£1,100,000

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- Five Bedroom Detached House
- Chain Free
- Two Garages
- Potential to Extend (STPP).
- Central Winchmore Hill Location
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE & Highfield Primary Schools
- Within Catchment of Winchmore School
- Ease of Access to A10 & A406
- Local Shops & Amenities Close By inc. Sainsburys & Waitrose Supermarkets

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

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Available for the first time in over 50 years, Havilands are delighted to bring to market on a CHAIN FREE basis, this FIVE BEDROOM DETACHED HOUSE located on Green Lanes, N21. A family home for more than half a century, the property offers 2341 sqft of living space across two floors and is comprised of: Five Bedrooms (one currently in use as an office), En-Suite to the Master Bedroom, Family Bathroom, Two Reception Rooms, Kitchen, Dining Room and Downstairs WC. The property also benefits from a generous rear garden, external store shed and two adjoining garages.

Ideally located for commuters, Winchmore Hill Mainline Station is only a short walk away, providing direct rail services into Moorgate in around 30 minutes, with connections to Overground and Underground networks en route. The A10 and A406 are also easily accessible, offering excellent road links across London and beyond.
For families, the property sits within catchment of highly regarded schools including St Paul's CofE and Highfield Primary, as well as Winchmore School, with well-regarded independent options such as Keble, Grange Park Prep and Palmers Green High all within a five-minute drive.

Day-to-day amenities are close at hand, with Waitrose and Sainsbury's supermarkets on Green Lanes, while The Green offers a vibrant mix of local favourites including Hopper & Bean, Pot'n'Bun and Carlos @ B&V. For those seeking green space, Grovelands Park is within easy reach, providing woodland walks, a boating lake, café and pitch'n'putt, making it a much-loved haven for the local community.

Viewing is highly recommended to fully appreciate the potential of this rarely available family home.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band G (£3606.70 25/26)
EPC Rating: Current (TBC); Potential (TBC)

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

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Green Lanes, N21

Approximate Gross Internal Area = 2341 sq ft / 217.5 sq m

Store = 81 sq ft / 7.5 sq m

Garage = 454 sq ft / 42.2 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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