



Cranleigh Gardens, N21

£1,300,000

Havilands

the advantage of experience



- Nearly 2,800sqft of well-planned living space across three floors
- Four bedrooms including en-suite to the master bedroom
- Three reception rooms plus separate dining room and utility room
- Underfloor heating in selected areas
- Wrap-around garden extending to almost 70'
- Dedicated home gym and generous built-in storage throughout
- Gated off-street parking
- Within catchment of Eversley, Grange Park Primary & Highlands Schools
- Walking distance to Grange Park Mainline Station (Moorgate approx. 30 mins)
- Close to local shops, Sainsbury's, Waitrose, Grovelands Park & Trent Park



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



Havilands



Havilands



Havilands



Havilands

Havilands are pleased to offer For Sale, this beautifully presented FOUR BEDROOM SEMI-DETACHED HOUSE located on Cranleigh Gardens, N21. Set within the ever-popular Grange Park community, the property offers nearly 2,800sqft of thoughtfully arranged living space across three floors and is comprised of: Four Bedrooms with en-suite to the master, family bathroom, three reception rooms, kitchen, dining room, utility room and downstairs WC. The home also enjoys a wraparound garden extending to almost 70' in length, a dedicated home gym, gated off-street parking, generous built-in storage throughout and the added comfort of underfloor heating in selected areas.

Well suited to families, the house falls within catchment of several of the area's most sought-after schools including Eversley Primary, Grange Park Primary and Highlands, with respected independent options such as Grange Park Prep and Vita et Pax also within easy reach.

Commuters will appreciate being within walking distance of Grange Park Mainline Station, offering direct rail access into central London (Moorgate approx. 30 mins) with convenient connections to Overground, Underground and Thameslink services en-route. A range of local shops and amenities are close by, including Sainsbury's and Waitrose supermarkets, cafés and everyday conveniences.

Adding to its appeal, the property is moments from some of North London's most loved green spaces. Grovelands Park and Trent Park offer scenic walking trails, open grassland, lakeside routes and a programme of year-round leisure activities — all on the doorstep, making this a superb opportunity to secure a substantial, well-located family home in a highly desirable setting.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

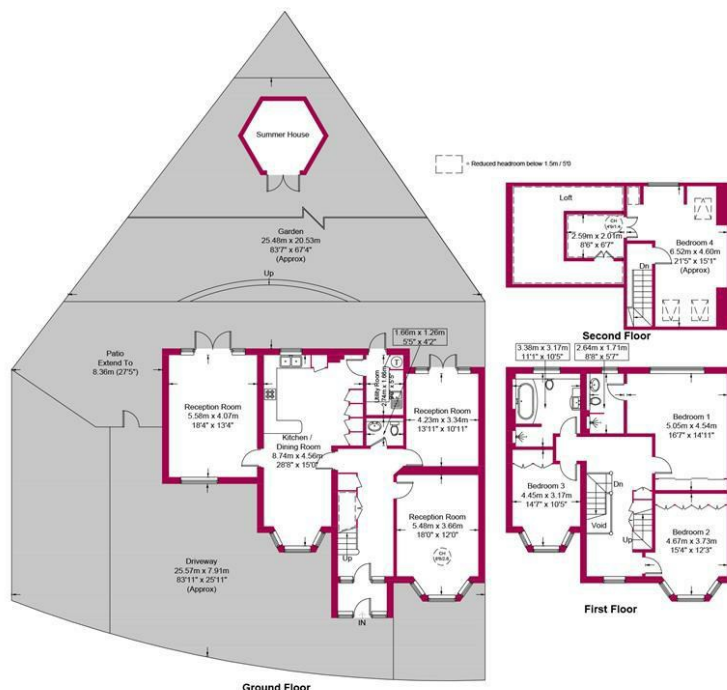
EPC Rating: Current 71(C); Potential 84(B)

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

Cranleigh Gardens, N21

Approximate Gross Internal Area = 2795 sq ft / 259.7 sq m

Restricted Height = 216 sq ft / 20.1 sq m



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 71 | |
| (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 | |

Havilands

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

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience