

The Chine, Grange Park

£1,750,000

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- Attractive Four Bedroom, Three Bathroom Detached Period Property on Highly Sought After The Chine, N21
- Off Street Parking and Integrated Garage
- Magnificent Garden; Elevated Decking Area Overlooking 150ft Mature Garden Featuring Picturesque Brook Running Through, a Substantial Shed and Treehouse
- A Short Walk from Grange Park National Rail (Moorgate approx. 30 mins), Local Bus Routes and within Easy Reach of Southgate Underground (Piccadilly Line)
- Convenient for Local Shops and Amenities Along The Grangeway, Winchmore Hill Green and Enfield Town Shopping Centre
- Close to Several Green Spaces including Enfield Town Park, Cheyne Walk Open Space and Enfield Golf Club
- In Catchment of Grange Park Prep, Grange Park Primary and Highlands Secondary (Outstanding)
- Scope for Development (STPP) in Loft Room
- Extra Piece of Land to the Front of the Property Running Approx. 18ft Wide, Tapering to Approx. 17ft Long and Running Adjacent to Salmons Brook

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

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Havilands are delighted to offer for sale this ATTRACTIVE, FOUR BEDROOM, THREE BATHROOM DETAHCED PERIOD PROPERTY on The Chine, N21. Offering 3,430 sq ft of living space the property benefits from off street parking, a magnificent 150ft west facing, mature garden and enviable position on Grange Park's most highly sought after road. The property itself is comprised of elegant entrance hall, two reception rooms, open plan kitchen/diner, separate utility with access form front and rear garden, downstairs w/c and large integrated garage. Up on the first floor there are four good sized bedrooms with en-suite and built in wardrobes to the master suite, en-suite to second bedroom and family bathroom. Stairs to loft room in the second floor offers huge potential for development (STPP). Outside the sprawling garden enjoys an elevated decking area overlooking a well kept, mature garden 150ft in width/ extending to 75ft and featuring a picturesque brook (Salmon's Brook) running through, a substantial shed and treehouse. Plus an extra piece of land to the front of the property approx. 18ft wide, tapering to approx. 17ft long and running adjacent to Salmons Brook.

Ideally located for transport links the property is a short walk from Grange Park National Rail (Moorgate approx. 30 mins), local bus routes and within easy reach of Southgate Underground (Piccadilly Line). The property is also convenient for local shops and amenities along The Grangeway, Winchmore Hill Green and Enfield Town Shopping Centre. Plus several green space scan be found close by including Enfield Town Park, Cheyne Walk Open Space and Enfield Golf Club. For families the property is in catchment of Grange Park prep, Grange Park Primary and Highlands Secondary (Outstanding). Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (2026/27 £3,779.45)
EPC: Currently 58D Potentially 78C

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The Chine, N21

Approximate Gross Internal Area = 3430 sq ft / 318.7 sq m
(Including Restricted Height / Garage / Loft / Excluding Shed & Tree House)

Restricted Height = 902 sq ft / 83.8 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(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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