



Barrowell Green, London

Offers Over £550,000

Havilands

the advantage of experience



- Three Bedroom End of Terrace House
- Chain Free
- Off-Street Parking
- Potential to Extend (STPP)
- Detached Garage to Rear
- Within Catchment of Highfield Primary School & St. Paul's Primary School
- Within Catchment of Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Local Shops Nearby inc. Sainsburys & Waitrose Supermarkets.



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM END TERRACE HOUSE on Barrowell Green, N21. Located in the ever popular suburb of Winchmore Hill, this fantastic starter home offers 1057sqft of living space and is comprised of: Three Bedrooms with en-suite to the Master Bedroom, Kitchen, Bathroom and additional WC. The property also benefits from off-street parking, detached garage to the rear of the property and an approx 50ft rear garden.

In need of refurbishment throughout, the property offers potential to extend (STPP) and is ideally placed for those considering schooling options with the house falling within catchment of Highfield Primary School (OFSTED: Outstanding) and Winchmore School. The house is also well placed for commuters with Winchmore Hill Mainline Station within walking distance offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route. There is also ease of access to both the A10 & A406 offering excellent road links into central London and across the wider Borough.

Also within easy reach of the house are a wide range of shops and amenities along Green Lanes including Waitrose and Sainsburys supermarkets, with Colosseum Retail Park an approx 5 minute drive away. There is plenty green space nearby with Firs Farm Wetlands & Playing Fields and Grovelands Park within easy reach with the latter offering a range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch with one of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

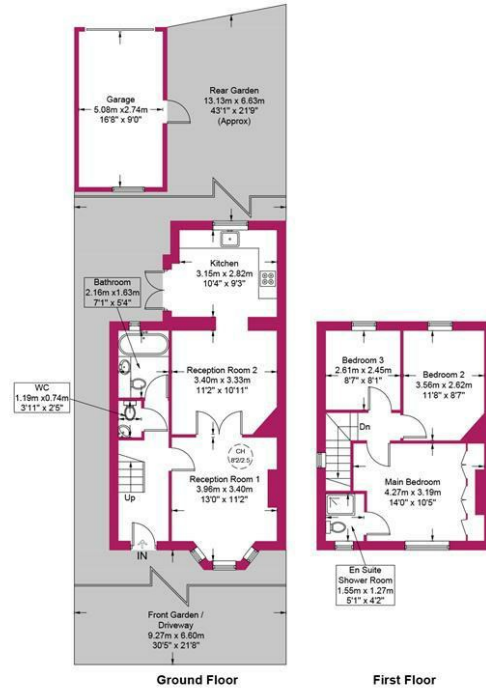
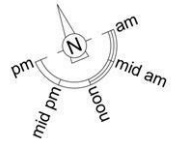
EPC Rating: Current 64(D); Potential 84(B)

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

Barrowell Green, N21

Approximate Gross Internal Area = 1057 sq ft / 98.2 sq m

Garage = 151 sq ft / 14.0 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.



**Certified
Property
Measurer**

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come by and meet the team

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