Cresswell Way, London

£1,600,000

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- Located on Cresswell Way, N21, a prime residential turning in the heart of Winchmore Hill
- Approximately 2,491 sq ft of well-balanced accommodation
- Substantial and thoughtfully extended family home offering flexible living space
- Multiple reception areas ideal for both formal entertaining and everyday family life
- Impressive Master bedroom with en-suite shower room
- Well presented throughout, allowing immediate occupation
- South-facing, tiered rear garden providing privacy and excellent outdoor space
- Carriage driveway and garage offering off-street parking and storage
- Within catchment for St Paul's CofE Primary School and Highlands School, with independent options including Keble nearby
- Close to Grovelands Park and the shops, cafés and amenities of The Green, including local favourites Hopper & Bean and Pot'n'Bun

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

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UNEXPECTEDLY BACK ON THE MARKET

Havilands are delighted to offer For Sale, this substantial and beautifully presented family residence, located on Cresswell Way, N21, one of Winchmore Hill's most desirable residential turnings. The property offers approximately 2,491 sq ft of accommodation (including restricted height areas and garage), providing generous and versatile living space that has been thoughtfully extended to suit modern family life.

The internal layout is both practical and elegant, comprising multiple reception areas, a well-appointed kitchen, and excellent bedroom accommodation. Of particular note is the impressive Master bedroom, which benefits from an en-suite shower room, while the remaining bedrooms are well proportioned and served by contemporary bathroom facilities. The property is presented in very good decorative order throughout, allowing a purchaser to move straight in.

Externally, the home enjoys a carriage driveway, garage, and a south-facing, tiered rear garden, creating a private and attractive outdoor environment ideal for entertaining and family use.

The location is a key highlight, with the property falling within catchment for St Paul's CofE Primary School and Highlands School, alongside respected independent options including Keble School and Grange Park Preparatory School. Grovelands Park is nearby, offering year-round leisure, green open space and community events, while the boutique shops, cafés and amenities of The Green are close at hand, including local favourites Hopper & Bean and Pot'n'Bun.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band G (25/26 £3606.70)
EPC Rating: Current 68(D); Potential 78(C)

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

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Creswell Way, N21

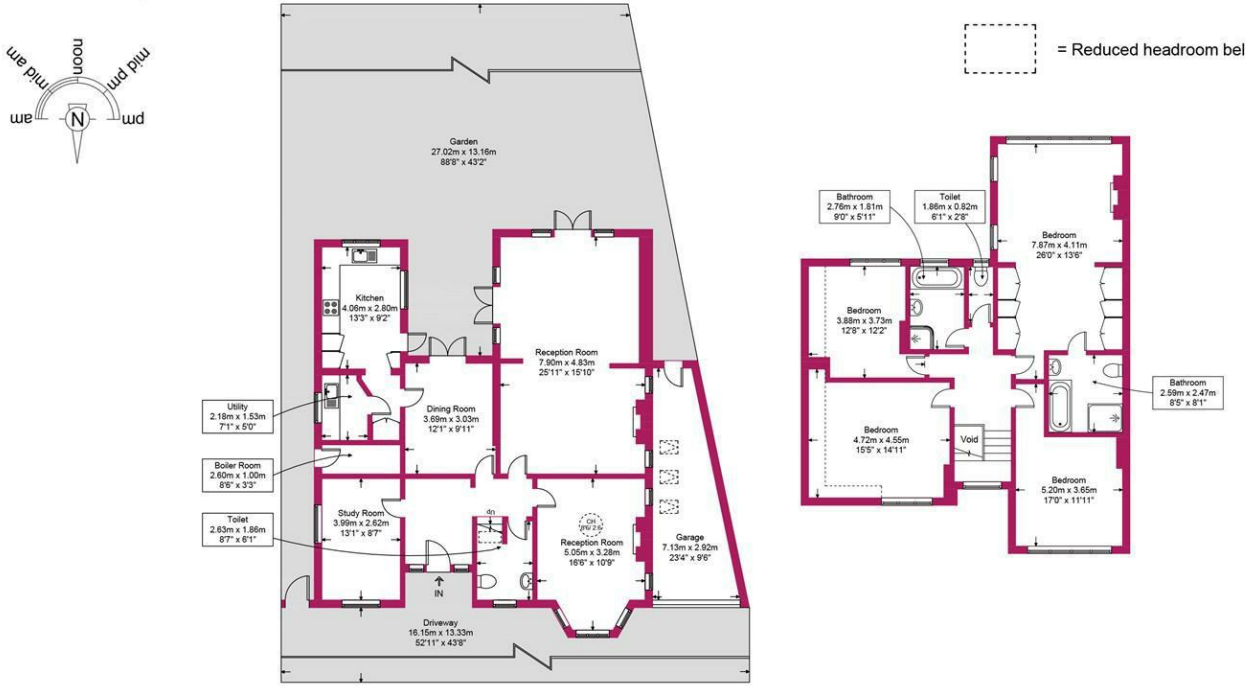
Approximate Gross Internal Area = 2534 sq ft / 235.4 sq m

Restricted Height = 53.8 sq ft / 5 sq m

Garage = 175.5 sq ft / 16.31 sq m

(Including Restricted Height & Garage)

= Reduced headroom below 1.5m/ 5' 0



Ground Floor

First Floor

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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

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	68	78
	EU Directive 2002/91/EC	

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come by and meet the team

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