



The Fairway, N13

£600,000

Havilands

the advantage of experience



- Three Bedroom, Semi-Detached Property
- Off Street Parking and Garage
- Close to Green Spaces such as Firs Farm Wetlands (Featuring Tennis Courts and Running Track)
- Excellent Transport Links; Winchmore Hill and Palmers Green National Rail (Moorgate approx. 20 mins), Southgate Underground (Piccadilly Line) and A10 and North Circular Road all Close By
- Convenient for Independent Shops, Cafes and Amenities along Green Lanes/Palmers Green
- Convenient for Firs Farm Primary, Highfield Primary (OUTSTANDING) and Winchmore and Latymer Secondary Schools

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



Havilands are pleased to present this THREE-BEDROOM SEMI-DETACHED HOUSE on The Fairway, N13. Offering 1,173 sq ft of living space the property benefits from off street parking and garage. The property itself is comprised of porch entrance, a large open-plan living space, with a spacious kitchen, utility room and downstairs WC. Up on the first floor there are three bedrooms and bathroom. Outside the garden extends to 46ft.

This desirable location is close by to green spaces such as Firs Farm Wetlands (featuring tennis courts and a running track), and convenient for an abundance of independent shops, cafes and amenities along Green Lanes. The property offers ease of access to Great Cambridge Road and North Circular Road as well as within easy reach of Winchmore Hill and Palmers Green National Rail Stations (Moorgate approx. 20 mins).

For families the property is close to Firs Farm Primary and Highfield Primary (OUTSTANDING) as well as Winchmore and The Latymer Secondary Schools. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2026/27: £2,771.60)

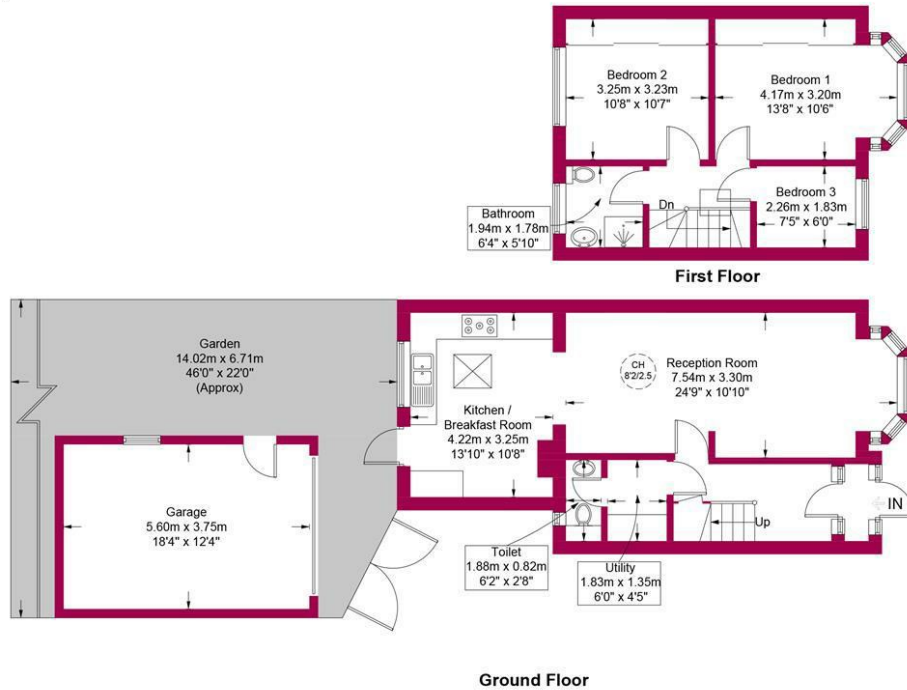
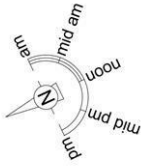
EPC: Currently 64 Potentially 79

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

The Fairway , N13

Approximate Gross Internal Area = 1173 sq ft / 109.0 sq m

Garage = 226 sq ft / 21.0 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(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	



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.



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