



# Clarendon Way, N21

£1,000,000

Havilands

the advantage of experience



- Stunning Four Bedroom, Two Bathroom Semi-Detached Property
- Off Street Parking, Detached Garage and 95ft Garden
- Beautifully Presented Throughout
- Within Easy Reach of Grange Park Station (Moorgate approx. 30 mins) and Bush Hill Park Station (Liverpool St approx. 35 mins)
- Convenient for Local Shops, Restaurants and Amenities along Green Lanes and Winchmore Hill Green
- In Catchment of Several Sought After Schools Including St Paul's CofE Primary, Grange Park Prep, Keble Preb and Winchmore Secondary





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Havilands are delighted to present for sale this STUNNING, FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY on Clarendon Way, N21. Offering 1,760 sq ft of living space the property is beautifully presented throughout and offers off street parking, detached garage and a 95ft garden. The property itself is comprised of two reception rooms, kitchen, conservatory and downstairs w/c on the ground floor. Up on the first floor there are three bedrooms and family bathroom with bath and separate shower. On the second floor is the fourth bedroom with en-suite. Outside the well kept garden extends to 95ft. Ideally located within easy reach of Grange Park Station (Moorgate approx. 30 mins) and Bush Hill Park Station (Liverpool St approx. 35 mins). The property is convenient for local shops, restaurants and amenities along Green Lanes and Winchmore Hill Green. For families the property is in catchment of several sought after schools including St Paul's CofE Primary, Grange Park Prep, Keble Preb and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2026/2027 £3,275.52)

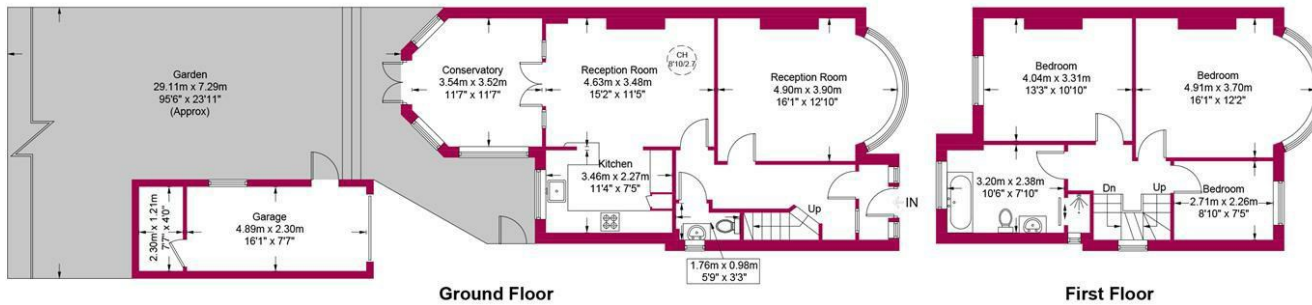
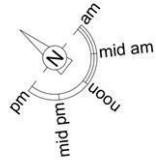
EPC: Currently 63D Potentially 78C

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

# Clarendon Way, N21

Approximate Gross Internal Area = 1760 sq ft / 163.5 sq m

Garage = 154 sq ft / 14.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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 come by and meet the team  
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