



College Road, London

£700,000

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Havilands are pleased to offer For Sale on a Chain Free basis, this THREE BEDROOM HOUSE located on College Road, N21. Set within a quiet no-through road on the border of Winchmore Hill and Palmers Green, this well-proportioned home offers 1357sqft of living space and is comprised of: Three Bedrooms, Family Bathroom, Two Reception Rooms, Dining Room, Kitchen, Conservatory and a downstairs WC. Requiring modernisation, the property presents a great opportunity for buyers keen to update and personalise. The south-facing rear garden extends in excess of 40', while the house also offers potential to extend (STPP), including into the loft.

An ideal family home, the property sits within catchment for several sought-after schools including Highfield Primary, St Paul's CofE Primary and Winchmore School. Independent options are also nearby, including Keble, Grange Park Prep and Palmers Green High.

Commuters are well served, with Winchmore Hill Mainline Station within walking distance, offering direct services into Moorgate (approx 30 mins). Southgate Underground Station (Piccadilly Line) is also easily accessible, providing further direct links into central London with connections to Overground and Thameslink services en-route.

The property enjoys close proximity to a wealth of green spaces including Firs Farm Wetlands, Woodcroft Wildspace and the always-popular Grovelands Park. A range of local shops and amenities along Green Lanes — including Sainsbury's — are also within easy reach, along with a selection of cafés and restaurants around The Green.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

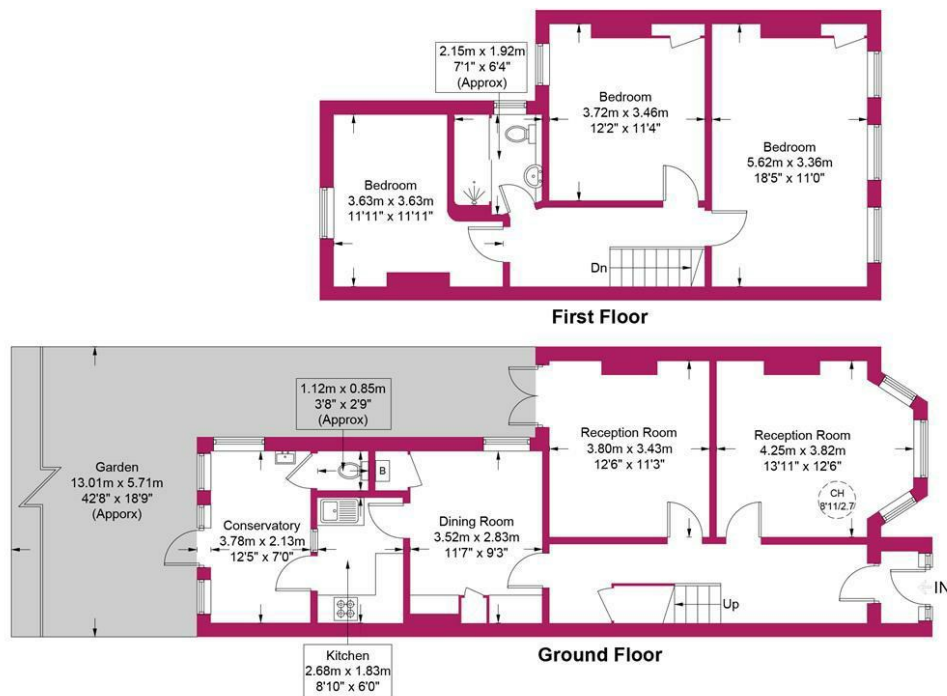
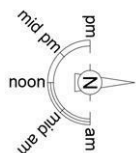
Council Tax: Band F (£3125.81 25/26)

EPC Rating: AWAITED

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College Road, N21

Approximate Gross Internal Area = 1357 sq ft / 126.1 sq m



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	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.



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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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