



# Hoppers Road, Winchmore Hill

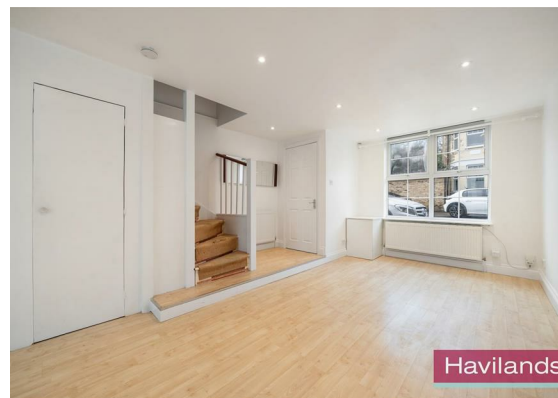
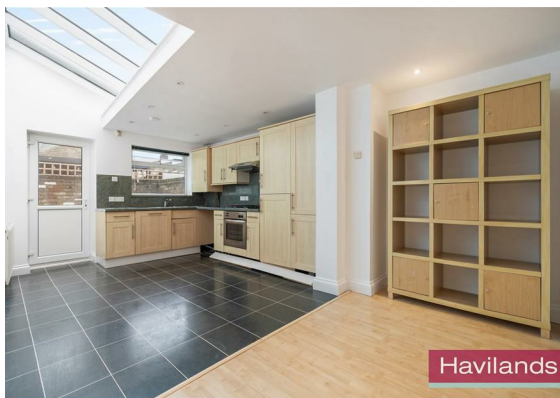
Offers In Excess Of £450,000

**Havilands**

the advantage of experience



- Two Bedroom House
- Freehold
- Chain Free
- Walking Distance to Winchmore Hill Mainline Station & Southgate Underground Station
- Ease of Access to A10 & A406
- Catchment of Highfield Primary & Winchmore Schools
- Walking Distance to Local Shops & Amenities on Green Lanes inc. Sainsburys
- Ideal First Time Purchase



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





Havilands are delighted to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM HOUSE on Hoppers Road, N21. Located on the borders of Winchmore Hill & Palmers Green, this ideal starter home is set across two floors and is comprised of two bedrooms, family bathroom, lounge and kitchen/diner (open plan). The property also benefits from a courtyard garden.

The property is well placed for commuters travelling into central London with both Winchmore Hill Mainline station (Moorgate approx 30 mins) and Southgate Underground station (Piccadilly) within walking distance of the house as well as being well placed for access to the A10 & A406 offering road links across the wider Borough. The house falls within the catchment area of Highfield Primary School & Winchmore School and is also in close proximity to Palmers Green High School. Additionally, the property is within walking distance of a number of local shops and amenities on Hoppers Road, The Green & Green Lanes including Sainsburys supermarket.

Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch,

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Council

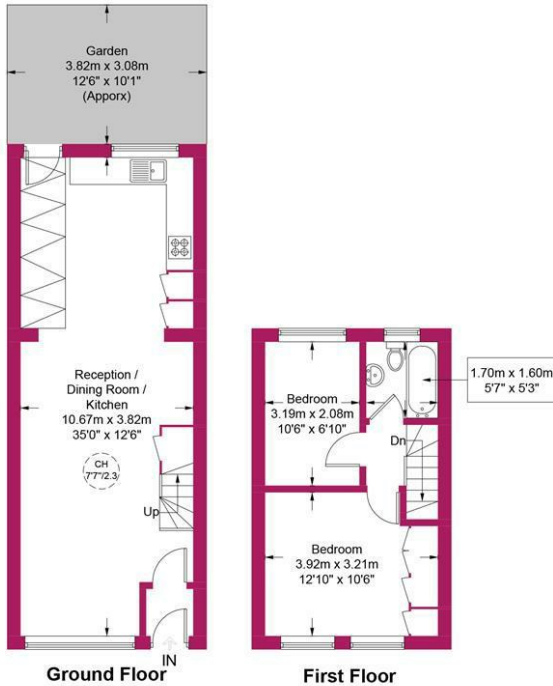
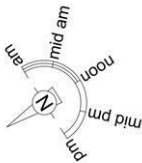
Council Tax: Band D (£2065.48 24/25)


EPC Rating: Current 56(D); Potential 85(B)

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

Hoppers Road, N21

Approximate Gross Internal Area = 716 sq ft / 66.5 sq m



| Energy Efficiency Rating                    |         |  |
|---|---------|--|
|   | Current | Potential  |
| Very energy efficient - lower running costs |         |  |
| (92 plus) A                                 | 56      | 85   |
| (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  
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