



Winchmore Hill Road, London

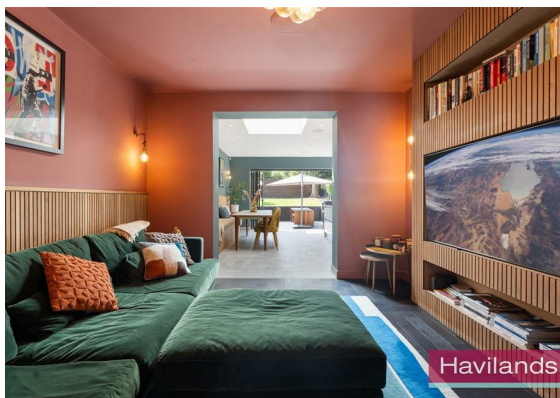
£1,150,000

Havilands

the advantage of experience



- Smart App-Controlled Underfloor Heating Throughout
- Banham Security System with 24/7 Monitoring & Security Cameras
- High Spec Kitchen With Integrated Coffee Machine & Instant hot Water tap
- Sonos Sound System With Built-In Speakers
- Covered BBQ Area with Extractor Access
- Floor To Ceiling Black Framed Bi-Fold Garden Doors
- Electric Opening Sky Light Window
- High-end custom-made Window Shutters
- Bespoke Fitted Wardrobes
- Remote Controlled Garden Lighting & Sound System





Havilands are pleased to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE located on Winchmore Hill Road, N21. Offering over 1700sqft of living space, this extended home includes: Four bedrooms (one with en-suite), family bathroom, two reception rooms, utility room, downstairs WC and a stunning kitchen/diner featuring a bespoke Spanish stone island. The property also benefits from off-street parking via driveway, a tiered rear garden extending over 75ft, and steel beams already in place to facilitate a loft conversion (STPP), giving buyers excellent scope to extend further.

This beautifully presented home has been finished with modern comforts throughout, including underfloor heating on all levels and a built-in Sonos sound system, creating the perfect balance of style and practicality. Designed with family living in mind, it also offers flexible reception spaces and generous bedrooms.

The property is ideally placed for families, within the catchment of highly regarded schools including Eversley, Grange Park and West Grove Primaries, along with popular secondary options such as Ashmole Academy.

For commuters, Southgate Underground Station (Piccadilly Line) is a short walk away, providing direct access into central London with excellent onward connections to Overground, Thameslink and National Rail services.

Residents will also enjoy the convenience of Southgate's bustling high street, home to a wide choice of shops, cafés and restaurants, including M&S Food Hall and ASDA, alongside Southgate Leisure Centre. Outdoor enthusiasts are equally well catered for with Oakwood and Grovelands Parks nearby - both offering open green space, children's play areas and year-round activities.

A spacious, stylish and versatile family home with premium finishes and future-proofed potential - viewing is highly recommended.

Property Information:

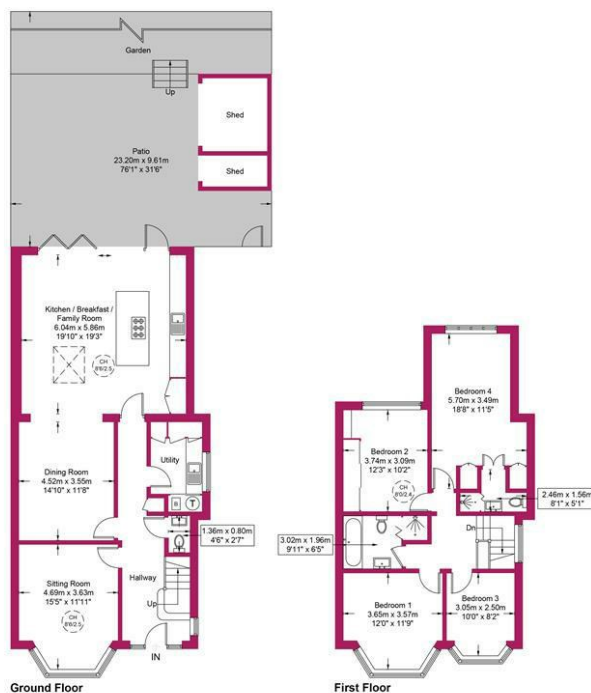
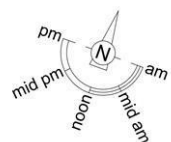
Tenure: Freehold

Local Authority: Enfield Borough

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

Winchmore Hill Road, N21

Approximate Gross Internal Area = 1715 sq ft / 159.3 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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.



**Certified
Property
Measurer**

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come by and meet the team

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

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