



Winchmore Hill Road, N21

Offers Over £1,100,000

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- Substantial 2557sq ft Detached Family Home
- 6 Bedrooms
- Off Street Parking 2/3 Cars
- Recently Extended and Renovated
- Outbuilding
- Close to Grovelands Park
- Close to Transport Links

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

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***£250 LEGAL FEES CONTRIBUTION WILL BE GIVEN TO THE PURCHASER UPON A
SUCCESSFUL COMPLETION OF PURCHASE THROUGH HAVILANDS.***

Havilands are pleased to offer For Sale, this SIX BEDROOM DETACHED HOUSE located on Winchmore Hill Road, N21. Offering 2557sqft of living space across three floors, the property is comprised of: six bedrooms including en-suite to the master bedroom, additional family bathroom, kitchen/diner, downstairs WC and a spacious lounge. The property also benefits from off-street parking to the front of the house with an approx. 50ft rear garden housing a multi-purpose outbuilding complete with power, lighting and plumbing.

The house is conveniently located with Southgate Underground Station (Piccadilly) within walking distance of the property offering direct rail links into central London with connections to Overground, National Rail & Thameslink services. Additionally, the property is well placed with public transport stops a short walk from the house and excellent road links across the Borough and ease of access to the A406. The property falls within the catchment area of a number of sought after schools including West Grove Primary School. Viewing is highly recommended.

Property Information:

Tenure: Freehold

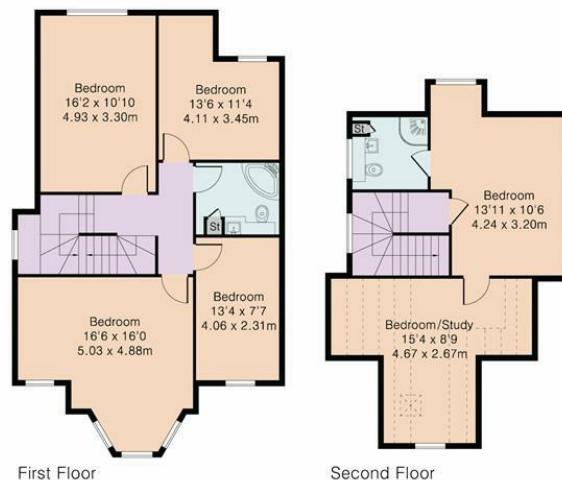
Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 70(C); Potential 81(B)



Approximate Gross Internal Area 2557 sq ft – 238 sq m
 Ground Floor Area 1058 sq ft – 98 sq m
 First Floor Area 836 sq ft – 78 sq m
 Second Floor Area 530 sq ft – 50 sq m
 Outbuilding Area 133 sq ft – 12 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(69-80) C	70	
(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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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