



Rowantree Close, London

£600,000

Havilands

the advantage of experience



- Three Bedroom Semi-Detached House
- Chain Free
- Garage & Driveway
- Potential to Extend (STPP).
- In Need of Refurbishment/Modernisation Throughout
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Local Shops & Amenities Nearby
- Ease of Access to A10 & A406





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Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED HOUSE on Rowantree Close, N21. Situated in a quiet cul-de-sac in the ever popular Winchmore Hill region, this property offers 1330sqft of living space and is comprised of: Two Reception Rooms, Kitchen, Three Bedrooms, Family Bathroom and separate W/C. The house also benefits from off-street parking by means of driveway, garage to the side and a south facing rear garden extending to approx 50ft. The property also offers potential to extend (STPP) to the rear, side and into the loft.

Requiring modernisation throughout, this property will make a fantastic family home and falls within the catchment of sought after local schools including Highfield Primary School (OFSTED: Outstanding) and Winchmore School. Also within walking distance (approx 20 mins) of the house is Winchmore Hill Mainline Station, offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services en-route. There is also ease of access to the A10 & A406 with both offering routes into, and around, the Capital.

There are a number of shops and amenities also within easy reach of the house along Bush Hill & Avenue Parades in addition to larger stores along Green Lanes including Waitrose & Sainsburys supermarkets. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

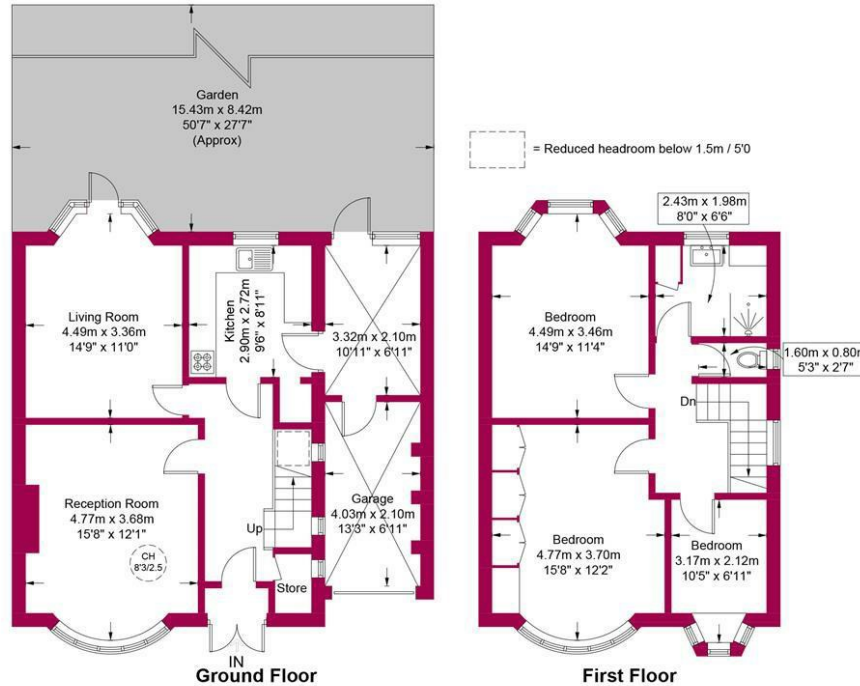
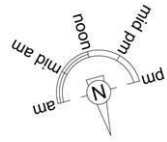
EPC Rating: Current 64(D); Potential 77(C)

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

Rowantree Close, N21

Approximate Gross Internal Area = 1330 sq ft / 123.6 sq m

Restricted Height = 6 sq ft / 0.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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

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