



Hanbury Drive, London

£500,000

Havilands

the advantage of experience



- Three Bedroom End of Terrace House
- Chain Free
- Off-Street Parking
- Within Catchment of Eversley, Merryhills & Grange Park Primary Schools
- Within Catchment of Highlands School
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Oakwood, Trent & Grovelands Parks Nearby
- Local Shops inc. Sainsburys Nearby



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM END OF TERRACE HOUSE located on Hanbury Drive, N21. Situated on a no-through road in the ever popular Highlands Village development, this property offers 731sqft of living space and is comprised of three bedrooms, family bathroom, lounge and kitchen/diner. The property also benefits from an approx 40ft rear garden and off-street parking.

An ideal starter home, the house is within the catchment area of a number of sought after local schools including Merryhills, Eversley & Grange Park Primary Schools as well as Highlands School. Also within walking distance of the house are both Grange Park Mainline Station offering direct links into London (Moorgate approx 30 mins) and connections to Overground, Underground & Thameslink services. There are a number of local shops and amenities within the village including Sainsburys supermarket with larger superstores including Asda, M&S & Tesco all a short drive away. Additionally, the property is close to green space with Oakwood, Trent & Grovelands Parks all nearby offering a variety of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 69(C); Potential 86(B)

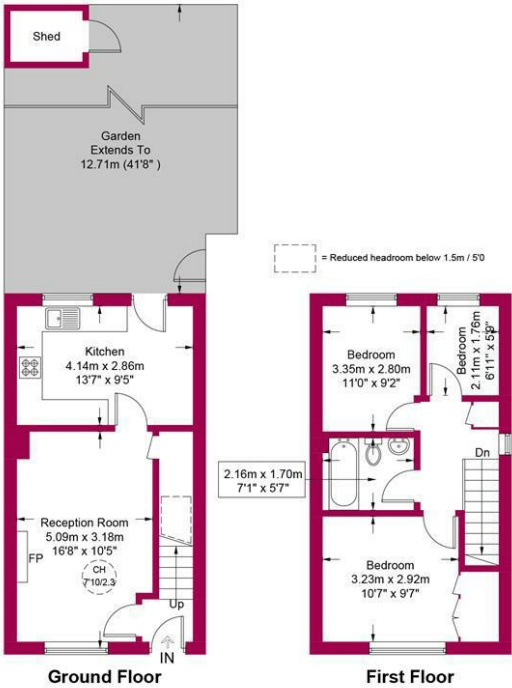
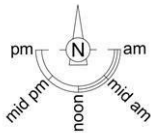
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Hanbury Drive, N21

Approximate Gross Internal Area = 731 sq ft / 67.9 sq m

Restricted Height = 9 sq ft / 0.8 sq m

Shed = 21 sq ft / 2.0 sq m



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 | |



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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