

Bourne Hill, N13

Guide Price £1,175,000

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- *GUIDE PRICE £1,175,000-£1,200,000*
- Chain Free, Approx. 2,747sqft of Living Space Arranged Across Three Floors
- Two Separate Reception Rooms
- Extended Kitchen/Dining Room Opening onto the Rear Garden
- Loft Room with Useful Eaves Storage
- Approx. 86ft Rear Garden
- Off-Street Parking to the Front & Garage
- Further Potential to Extend (STPP)
- Easy Reach of Southgate Underground (Piccadilly Line) with Access to A10 & A406
- Five Well-Proportioned Bedrooms

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

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GUIDE PRICE £1,175,000-£1,200,000 Havilands are delighted to offer For Sale, this CHAIN FREE, FIVE BEDROOM DETACHED HOUSE located on Bourne Hill, N13. Offering approx. 2,747sqft arranged across three floors, the property provides excellent family living space with further scope to enhance if required (STPP). The ground floor comprises two reception rooms together with an extended kitchen/dining room to the rear forming the main living space and opening directly onto the garden. A downstairs WC completes the ground floor accommodation. To the upper floors are four bedrooms served by a family bathroom and additional WC, along with a well-executed loft room providing useful eaves storage and flexibility for larger families or those working from home. Externally, the property benefits from an approx. 86ft rear garden offering generous outdoor space, along with off-street parking and garage to the side..

The property is conveniently positioned for transport links with Southgate Underground Station (Piccadilly Line) within easy reach, providing direct access into central London with connections to Overground and National Rail services en-route. The A10 and A406 are also readily accessible, and regular bus routes run along Bourne Hill with stops located close by. Grovelands Park is nearby offering extensive green space and leisure facilities, with local shops and amenities also within easy reach. For those considering schooling options, the property falls within catchment of St. Andrew's CofE Primary School and Walker Primary School, with Ashmole Academy and Winchmore School both situated close by.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band F (2026/2027 £3,275.52)
EPC Rating: Current 59(D); Potential 72(C)

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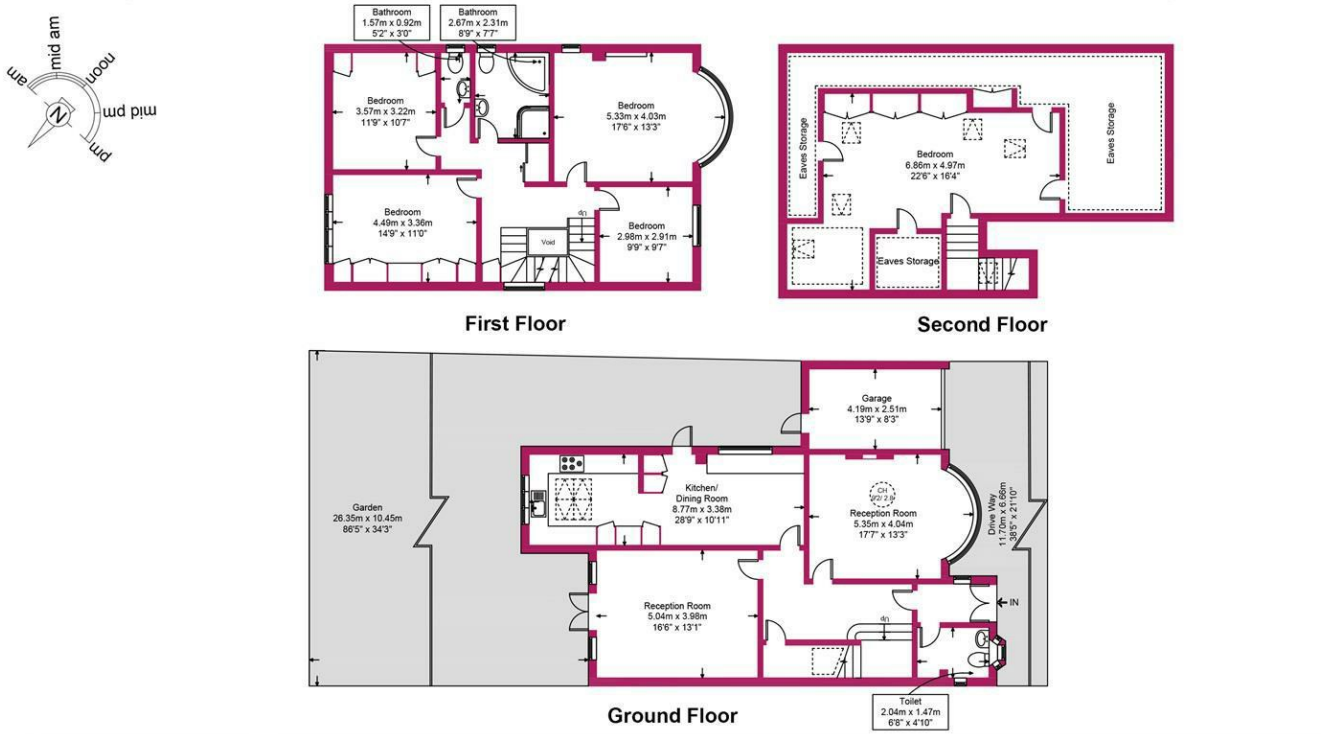
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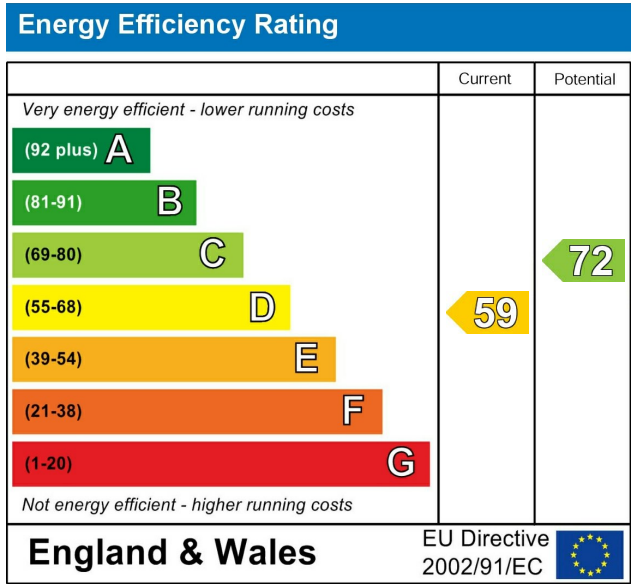
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Approximate Gross Internal Area = 2747 sq ft / 255.2 sq m
(Including Restricted Height & Garage)

Restricted Height = 430 sq ft / 40 sq m

Garage = 111 sq ft / 10.34 sq m





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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.

RICS Certified Property Measurer

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