

Hillfield Park, N21

Offers In Excess Of £1,500,000

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- Attractive Seven Bedroom, Five Bathroom, Semi-Detached Property offering 3,040 sq ft of Living Space
- Carriage Driveway
- 114ft Mature Garden with Pergola and Garden Room
- Master Suite Includes En-Suite Shower Room, Separate Study/ Dressing Room, Ample Eaves Storage and Two Juiliet Balconies
- Close to Winchmore Hill Green and Southgate High Street Cafes, Restaurants, Amenities and Grovelands Park
- Excellent Transport Links: Easy Reach of Both Winchmore Hill and Palmers Green National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly Line)
- Well Placed for Keble Prep and Palmers Green High School as well as in Catchment St Monica's Catholic Primary and St Anne's Catholic High School for Girls (Outstanding)

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

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Havilands are delighted to offer for sale this attractive, seven bedroom, five bathroom semi-detached property on Hillfield Park, N21. Offering an impressive 3,040 sq ft of flexible living space across three floors the property benefits from ample off street parking with a carriage driveway and a fantastic 114ft mature garden.

The property itself is comprised of elegant hallway, open plan reception room/through lounge, light filled, modern, extended kitchen/diner, w/c and ground floor guest bedroom suite with shower room, and utility/kitchenette room. Up on the first floor there are five good sized bedrooms, two with en-suite shower rooms and family bathroom. Further up on the second floor the master suite includes en-suite shower room, separate study/ dressing room, ample eaves storage and two juiliet balconies that enjoy views overlooking the beautifully maintained garden. Outside the beautifully maintained garden features a raised decking area, pergola and substantial, multi functional garden room ideal for use as home office/gym.

Ideally located on a sought after turning on close to Winchmore Hill Green with its abundance of independent cafes, restaurants, amenities and picturesque Grovelands Park. The property is also convenient for Southgate High Street and Green Lanes.

Offering excellent transport links, the property is within easy reach of both Winchmore Hill and Palmers Green National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly Line) as well as local bus routes.

For families the property is well placed for Keble Prep and Palmers Green High School as well as in catchment St Monica's Catholic Primary and St Anne's Catholic High School for Girls (Outstanding). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2026/27 £3,779.45)

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Approximate Gross Internal Area = 3040 sq ft / 282.3 sq m
(Including Eaves / Pagoda & Outhouse)

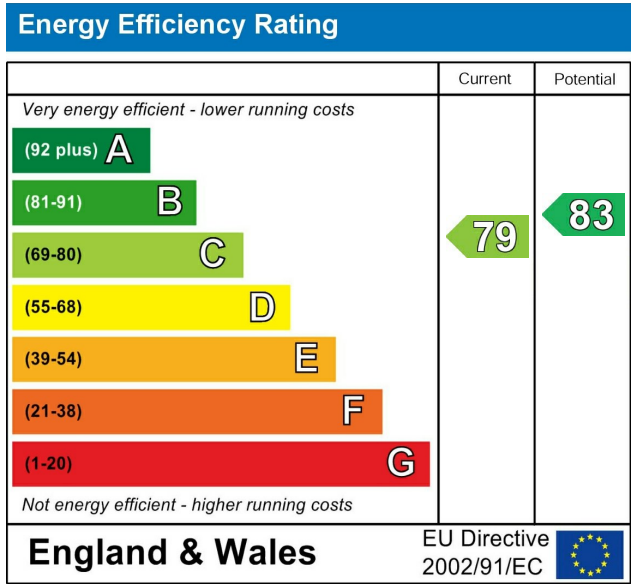
Eaves = 241 sq ft / 22.3 sq m **Pagoda** = 33 sq ft / 3.0 sq m **Outhouse** = 152 sq ft / 14.1 sq m





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.





havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

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