



York Road, Winchmore Hill

£799,995

Havilands

the advantage of experience



- Four Bedroom House
- Detached Garage
- En-Suite to Master Bedroom
- Within Catchment of Raglan Infant & Raglan Junior Schools
- Within Catchment of Winchmore School & Edmonton County School
- Winchmore Hill Station (Moorgate) 1 mile away
- Bush Hill Park Overground Station (Liverpool St.) 1 mile away
- Local Shops within Walking Distance
- Sainsburys & Waitrose Supermarkets Nearby



Havilands are pleased to offer For Sale, this FOUR BEDROOM HOUSE located on York Road, N21. Situated on the borders of Winchmore Hill & Bush Hill Park, the house offers over 2000sqft of living space across three floors and is comprised of:

Ground Floor - Lounge, Dining Room, Kitchen

First Floor - Three bedrooms, family bathroom

Second Floor - Double bedroom with en-suite

The property also benefits from a good size rear garden and detached garage to the rear of the property. An ideal family home, the property falls within the catchment area of sought after local schools including Raglan Infant & Raglan Junior Schools as well as Edmonton County and Winchmore Schools. Within walking distance of the property are a number of local shops and amenities along Green Lanes in addition to being a short drive from Sainsburys and Waitrose supermarkets.

Within easy reach of the property are both the A10 & A406 providing excellent road links into and across London. Also within a short walk of the house are public transport stops with bus routes serving Enfield, Winchmore Hill, Palmers Green and the wider Borough.

Winchmore Hill Mainline station & Bush Hill Park Overground station are both a short drive from the property (approx 5 mins) both serving direct rail links into central London (Moorgate & Liverpool St approx 30 mins respectively). Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 64(D); Potential 87(B)

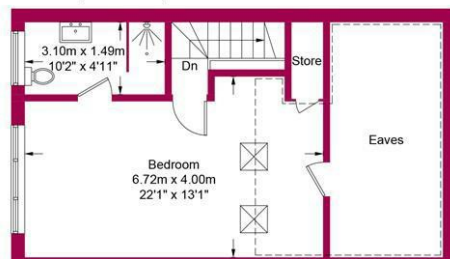
For more images of this property please visit havilands.co.uk

York Road, N21

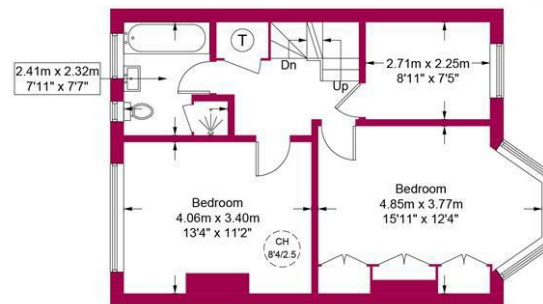
Approximate Gross Internal Area = 2049 sq ft / 190.4 sq m

Restricted Height = 204 sq ft / 19.0 sq m

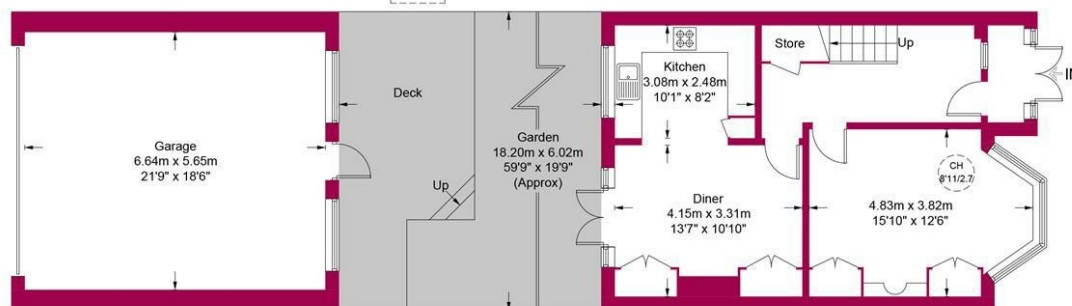
Garage = 409 sq ft / 38.0 sq m



Second Floor



First Floor



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(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	

Havilands

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**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience