

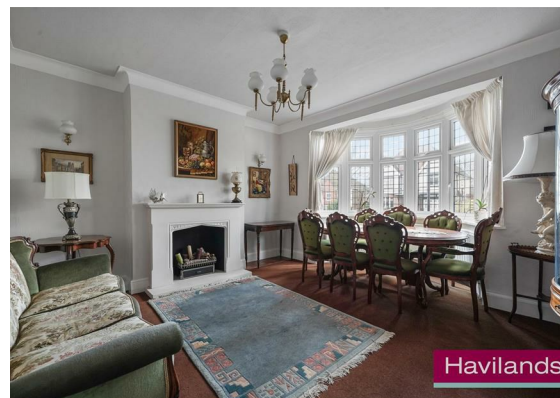


The Chine, London

£1,000,000

Havilands

the advantage of experience



- THREE BEDROOM SEMI-DETACHED HOUSE on one of Grange Park's most sought-after roads
- Approx. 1,813 sq ft of accommodation including detached garage
- Two generous double bedrooms & further single bedroom
- 94ft rear garden offering excellent outdoor space
- Driveway providing off-street parking
- Spacious reception room & expansive dining room
- Well presented throughout - ideal family home
- Clear potential to extend to rear & loft (STPP)
- Catchment for Grange Park Primary & Highlands School
- Walking distance to Grange Park Mainline (Moorgate approx. 30 mins)



Havilands are delighted to offer For Sale this substantial and well presented THREE BEDROOM SEMI-DETACHED HOUSE located on The Chine, N21 — widely regarded as one of Grange Park's most sought-after residential roads. Extending to approximately 1,813 sq ft of accommodation including garage and occupying a generous plot, the property offers spacious and well-balanced living across two floors and represents an ideal long-term family home.

The ground floor comprises a bright bay-fronted reception room, expansive dining room ideal for both entertaining and everyday family use, spacious kitchen overlooking the rear garden and a downstairs WC. Upstairs offers two generous double bedrooms and a further single bedroom, along with a family bathroom and separate WC arranged off the landing. Externally, the property benefits from a substantial rear garden extending to approximately 94ft, garage and off-street parking via its own driveway. The scale of the plot and existing footprint provide clear scope for rear and loft extension (STPP), allowing the house to grow in line with modern family requirements.

For families, the property falls within the catchment areas of Grange Park Primary School and Highlands School, with independent options nearby including Grange Park Preparatory School. The house is within walking distance of Grange Park Mainline Station (Moorgate approx. 30 mins) with connections to Overground, Underground and Thameslink services en-route. Local shops are available on The Grangeway, with Waitrose on Green Lanes within easy reach, and green open space nearby including Grovelands Park. Viewing is highly recommended.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

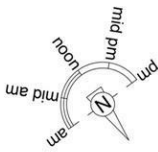
EPC Rating: Current 65(D); Potential 78(C)

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

The Chine, N21

Approximate Gross Internal Area = 1813 sq ft / 168.4 sq m
(Including Garage)

Garage = 172 sq ft / 15.97 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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.



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