



# Hazelgreen Close, N21

Offers Over £900,000

**Havilands**

the advantage of experience



- Chain Free, Detached, Three Bedroom, Two Bathroom Bungalow
- En-Suite to Master Bedroom
- Gated Off Street Parking for Several Vehicles
- Cul-De-Sac Location
- 36ft Garden
- Moments from Winchmore Hill National Rail (Moorgate approx. 25 mins) and Winchmore Hill Green Cafes, Restaurants and Amenities
- Bus Routes, Shops and Amenities along Green Lanes within Easy Reach
- Convenient for Several Green Spaces including Firs Farm Wetlands and Grovelands Park
- In Catchment of Highfield Primary (OUTSTANDING) St Paul's CofE Primary and Winchmore Secondary



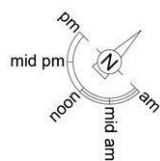
Havilands are delighted to offer for sale this rare to the market this CHAIN FREE, DETACHED, THREE BEDROOM, TWO BATHROOM BUNGALOW on Hazelgreen Close, N21. Offering 1,465 sq ft of living space across the L shaped bungalow, the property benefits from gated off street parking for several vehicles and positioned on a sought after cul-de-sac location off Station Road. The property itself is comprised of large entrance hall, reception room with doors to garden, kitchen, utility room with door to garden, three double bedrooms with built-in wardrobes and en-suite to master bedroom, family bathroom and second utility/storage room. Outside the garden extends to 36ft and offers side access. Ideally located on a quiet cul-de-sac turning just moments from Winchmore Hill National Rail (Moorgate approx. 25 mins) and Winchmore Hill Green with it's abundance of independent cafes, restaurants and amenities. Plus shops, amenities and various bus routes along Green Lanes are also within easy reach. The property is also convenient for several green spaces including Firs Farm Wetlands and Grovelands Park. For families the property is in catchment of several sought after schools including Highfield Primary (OUTSTANDING) St Paul's CofE Primary and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold  
 Local Authority: Enfield  
 Council Tax Band: F (2026/27 £3,275.52)  
 EPC: Currently 56D Potentially 74C

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

## Hazelgreen Close, N21

Approximate Gross Internal Area = 1465 sq ft / 136.1 sq m  
(Excluding External Cupboard)



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>74</b> |
| (55-68) <b>D</b>                            | <b>56</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



**Certified  
Property  
Measurer**

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come by and meet the team

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