

Broadfields Avenue, N21

Offers In Excess Of £1,500,000

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- Four bedroom detached house on one of Winchmore Hill's most sought-after roads
- Over 2,500 sq ft of stylish and versatile living space across three floors
- Fully refurbished in 2023 to a high standard throughout
- Principal bedroom with en-suite, plus two further bedrooms and a flexible fourth/study
- Contemporary kitchen/dining room with opening skylight and separate utility room
- Spacious lounge and downstairs WC
- Approx. 80' south-west facing garden with ambient lighting and outdoor kitchen
- Home gym and off-street parking
- Underfloor heating to the ground floor
- Close to highly regarded schools, Winchmore Hill Station, and Grovelands Park

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

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Havilands are delighted to present this exceptional FOUR BEDROOM DETACHED HOUSE on Broadfields Avenue, N21 — one of Winchmore Hill's most desirable addresses. Offering over 2,500 sq ft of beautifully appointed living space across three floors, this impressive home was fully refurbished in 2023. The accommodation includes a principal bedroom with en-suite, two further well-proportioned bedrooms, a versatile fourth bedroom/study, family bathroom, spacious lounge, downstairs WC, contemporary kitchen/dining room with opening skylight, and separate utility room. The property benefits from off-street parking, an outdoor kitchen, and an approx. 80' south-west facing garden with ambient lighting and a stylish home gym. Comfort and quality run throughout, with underfloor heating to the ground floor and high-spec finishes throughout.

A superb family home, it falls within catchment for several highly regarded schools including St. Paul's CofE, Grange Park Primary and Highlands Secondary. Winchmore Hill Mainline Station is within walking distance, providing direct links to Moorgate with onward connections to Overground, Underground and Thameslink services. The A10 and A406 are also close by, offering quick access into Central and Greater London.

Ideally located, the house is moments from the shops and cafés on The Green, including local favourites Hopper & Bean and Pot'n'Bun. Both Sainsbury's and Waitrose are nearby, while Grovelands Park — just a short stroll away — offers open green space, woodland trails, a boating lake and children's play area, alongside year-round community events.

A home that truly balances style, comfort and location — early viewing is strongly advised to fully appreciate all it has to offer.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band G (£3606.70 25/26)
EPC Rating: Current 66(D); Potential 74(C)

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Approximate Gross Internal Area = 2542 sq ft / 236.2 sq m

Restricted Height = 155 sq ft / 14.4 sq m

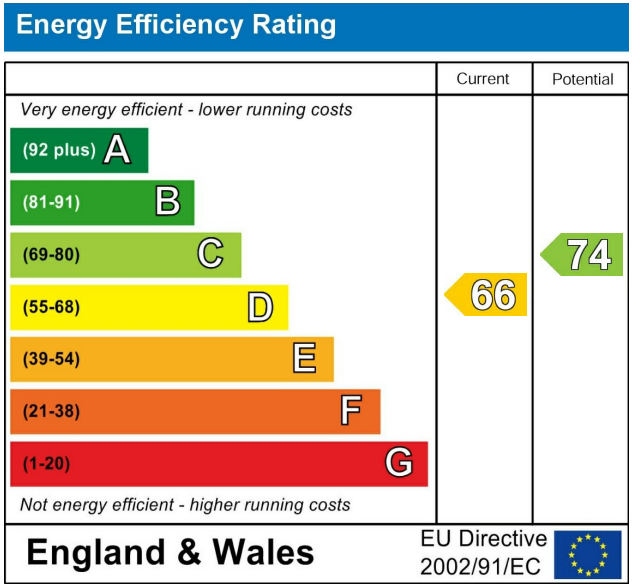
Outbuildings = 441 sq ft / 41.0 sq m



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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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come by and meet the team

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