



# Hanbury Drive, N21

£450,000

**Havilands**

the advantage of experience



- Chain free two-bedroom house in popular Highlands Village, N21
- Well-proportioned 618sqft of living space
- Two double bedrooms and family bathroom upstairs
- Lounge/diner, fitted kitchen and downstairs WC on the ground floor
- West-facing rear garden extending to approx. 40ft
- Walking distance to Grange Park Mainline Station (Moorgate -30 mins)
- Easy access to Oakwood & Southgate Underground Stations (Piccadilly Line)
- Within catchment for sought-after local schools including Merryhills, Grange Park, Eversley and Highlands
- Local shops nearby and Sainsbury's supermarket within Highlands Village
- Close to Southgate, Enfield & Winchmore Hill for retail, dining and leisure, with nearby Oakwood, Trent & Grovelands Parks

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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM HOUSE located on Hanbury Drive, N21. Situated within the highly sought-after Highlands Village development, this ideal starter home offers 618sqft of well-proportioned living space and is comprised of: Two Double Bedrooms, Family Bathroom, Lounge/Diner, Kitchen and Downstairs WC. To the rear, the property enjoys a west-facing garden extending to approx. 40ft, providing a private outdoor space with afternoon and evening sun. The property also benefits from an allocated parking space.

The house is well placed for commuters, with Grange Park Mainline Station within walking distance, offering direct rail links into central London (Moorgate approx. 30 mins) with connections to both Overground and Underground services. Oakwood and Southgate Underground Stations (Piccadilly Line) are also within easy reach (approx. 5 minutes by car), while Highlands Village is served by regular bus routes linking across the Borough.

Families will appreciate the wide choice of schooling options, with the property falling within catchment for several of the area's most popular schools including Merryhills, Grange Park and Eversley Primary Schools, as well as Highlands School.

Local shops and amenities are conveniently close by, including a Sainsbury's supermarket within Highlands Village itself. A short drive connects you to the vibrant centres of Southgate, Enfield and Winchmore Hill, each offering a diverse selection of retail outlets, restaurants, cafés and bars. For leisure, Oakwood, Trent and Grovelands Parks are all nearby, with the latter hosting a variety of social and community events throughout the year. Viewing is highly recommended - to arrange yours, please contact us.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

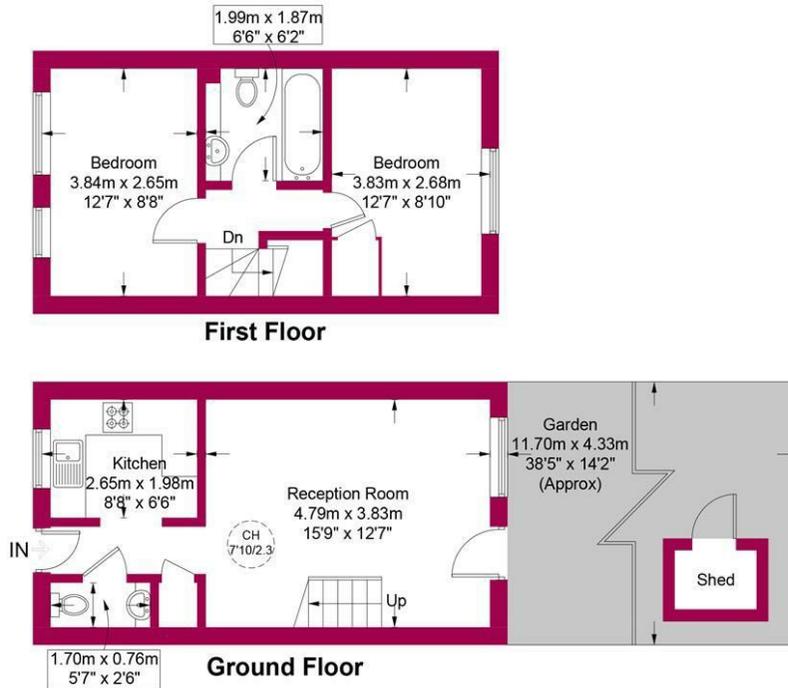
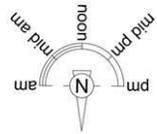
Council Tax: Band (£2644.91 25/26)

EPC Rating: Current 69(C); Potential B(90)

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Approximate Gross Internal Area = 618 sq ft / 57.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>90</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</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 2002/91/EC	



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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 come by and meet the team  
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