



Ringwood Way, N21

£1,200,000

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the advantage of experience



- Stunning, Four Bedroom, Two Bathroom Semi-Detached Property with Off Street Parking
- Modern Finishes blended with Period Features, including High Ceilings, Cornicing, Feature Fireplace and Stained Glass Window
- Open Plan Modern Kitchen with Bi-Folding Doors to Well Kept 68ft Garden
- Master Suite with Built In Wardrobes, En-Suite and Gaming/ Dressing Room
- Moments from Winchmore Hill Green, Cafes, Amenities, Green Spaces and National Rail Station (Moorgate Approx. 25 mins)
- In Catchment for St Paul's CofE Primary, Highfield Primary (OUTSTANDING), Keble Prep and Winchmore Secondary



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



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Havilands are delighted to present for sale this STUNNING FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY on Ringwood Way, N21. Offering 2,134 sq ft of living space across three floors the property benefits from off street parking, period features throughout and close proximity to highly sought after Winchmore Hill Green. The property itself is comprised of reception room with bay window and feature fireplace, modern, open plan kitchen/ dining room and through lounge and downstairs w/c on the ground floor. Up on the second floor there are three bedrooms, two with built in wardrobes, bathroom and separate toilet. The master suite, complete with built in wardrobes, en-suite and gaming/ dressing room can be found on the second floor. Beautifully presented throughout the property blends modern finishes with period charm including high ceilings, cornicing and stained glass window. Outside the well kept garden extends to 68ft and features a substantial shed.

Ideally located just moments from Winchmore Hill Green with it's abundance of independent cafes, restaurants, amenities and Winchmore Hill National Rail (Moorgate approx. 25 mins). Plus the property is also close to green spaces including Grovelands Park. For families the property is also in catchment for several sought after schools including St Paul's CofE Primary, Highfield Primary (OUTSTANDING), Keble Prep and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2026/27 £3,275.52)

EPC: Currently 73C Potentially 76C

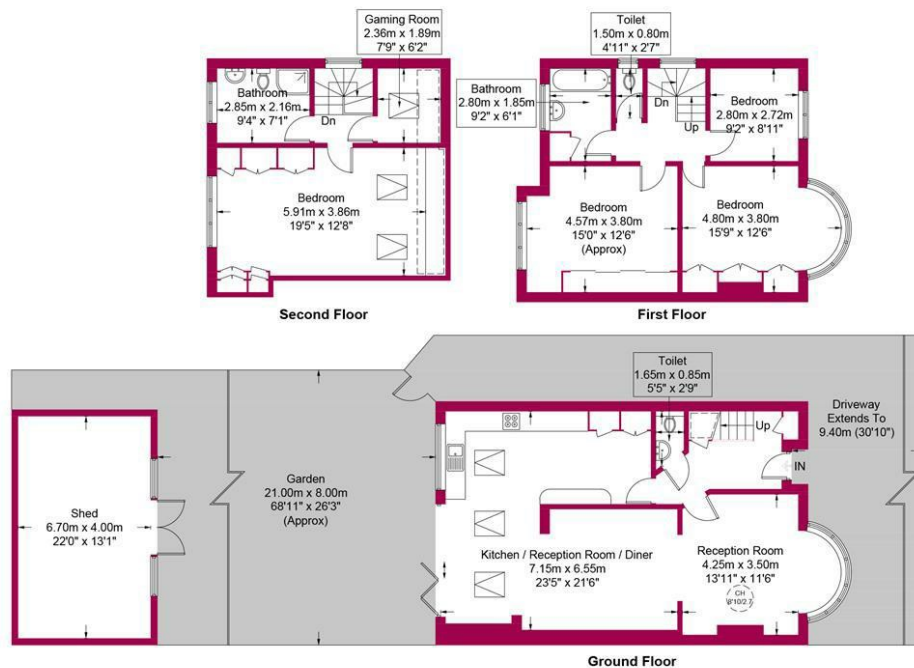
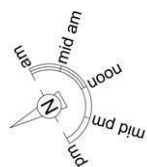
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Approximate Gross Internal Area = 2134 sq ft / 198.3 sq m
(Including Restricted Height / Shed)

Restricted Height = 60 sq ft / 5.6 sq m

Shed = 288 sq ft / 26.8 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(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.



**Certified
Property
Measurer**

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come by and meet the team

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