

The Alders, N21

£900,000

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- Attractive Three Bedroom Semi-Detached Property with Off Street Parking
- 85Ft South Facing Garden
- Open Plan Kitchen / Dining Room
- Downstairs Shower Room
- En-Suite and Built In Wardrobes to Master Bedroom
- Quiet Cul-De-Sac Turning close to Winchmore Hill Green Cafes, Shops and Amenities
- Within Easy Reach of Winchmore Hill National Rail (Moorgate approx. 25 mins)
- Convenient for St Paul's CofE Primary, Keble Prep, Grange Park Prep and Highlands Secondary School

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

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Havilands are delighted to offer for sale this ATTRACTIVE, THREE BEDROOM, THREE BATHROOM SEMI DETACHED PROPERTY on The Alders N21. Offering 1,415 sq ft of living space the property boasts off street parking and a south facing garden extending to 85ft. The property itself is comprised of reception room, open plan kitchen / diner / reception room and downstairs shower room on the ground floor. Up on the first floor there are three bedrooms with built in wardrobes to the master bedroom and en-suite and family bathroom. Outside the south facing garden extends to 85ft.

Ideally located on a quiet cul-de-sac turning close to Winchmore Hill Green with its abundance of independent shops, cafes and amenities. Plus Winchmore Hill National Rail (Moorgate approx. 25 mins) and various bus routes close by. For families the property is convenient for several sought after schools St Paul's CofE Primary, Keble Prep, Grange Park Prep and Highlands Secondary School. Viewing highly recommended.

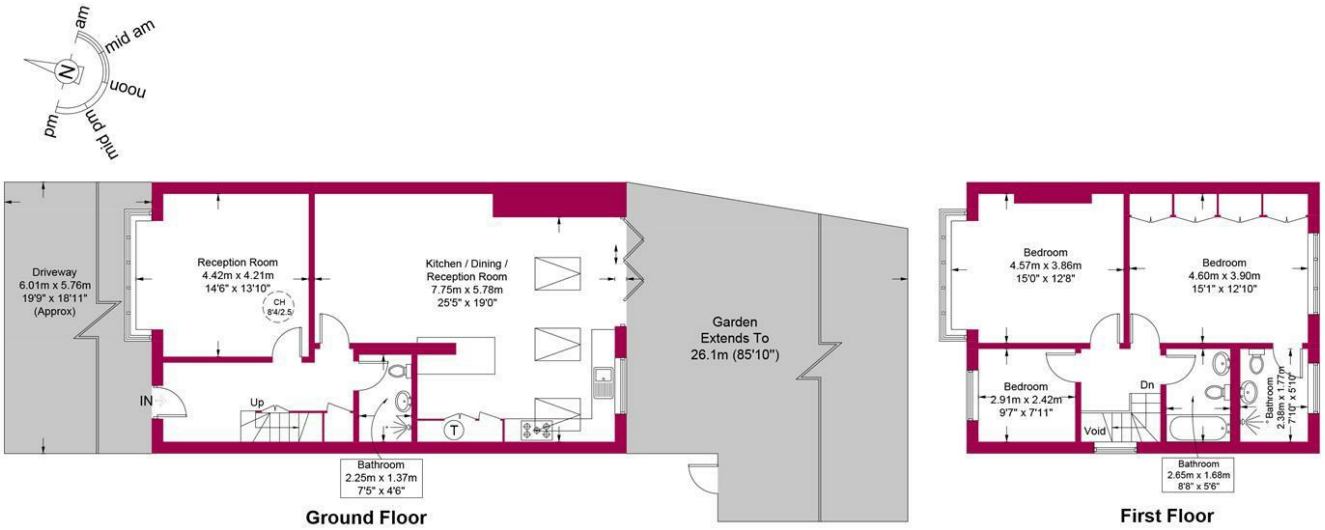
Tenure: Freehold
Local Authority: Enfield
Council Tax Band: F (2026/27 £3,275.52)
EPC: Currently 64D Potentially 85B

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Approximate Gross Internal Area = 1415 sq ft / 131.5 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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.

RICS Certified Property Measurer

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come by and meet the team
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