

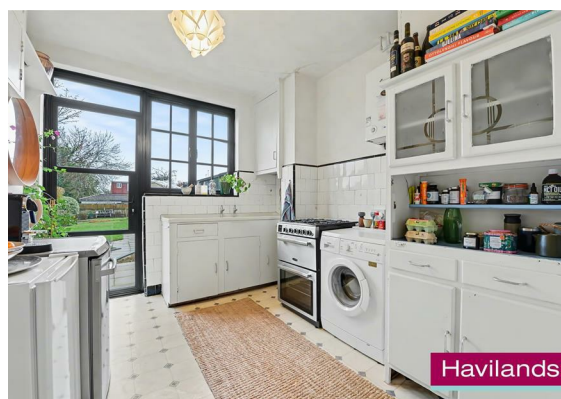


# Winchmore Hill Road, London

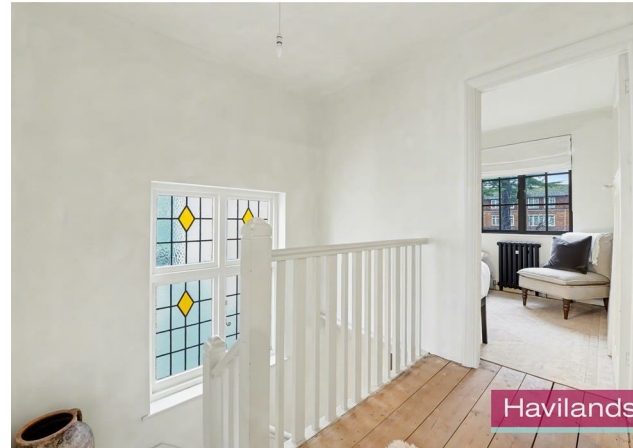
£899,995

**Havilands**

the advantage of experience



- Chain free period family home in prime Winchmore Hill location
- Generous and well-proportioned accommodation with excellent natural light throughout (approx 1,149 sq ft)
- Extensively refurbished with full re-wire and new windows throughout
- Three bedrooms with family bathroom and separate WC
- Elegant front reception room with bay window and wood-burning stove
- Impressive dining room with doors opening directly onto the rear garden
- Private landscaped rear garden extending to approximately 113ft with outbuilding
- Off-street parking via private driveway
- Walking distance to Winchmore Hill Station (Moorgate approx 30 mins) and Southgate Underground (Piccadilly)
- Within catchment for Eversley Primary School, St Paul's CofE Primary School and Highlands School



Havilands are delighted to offer For Sale this beautifully presented and refurbished period family home, ideally located on the ever-popular Winchmore Hill Road, N21. This charming character property offers approximately 1,149 sq ft of well-balanced accommodation arranged over multiple levels and has been thoughtfully modernised throughout, including a full re-wire and new windows, while retaining a wealth of original features.

The ground floor provides an excellent flow of living space, featuring an elegant front reception room with bay window, original fireplace and wood-burning stove, as well as cast iron radiators throughout the property. To the rear is an impressive dining room with large picture windows and doors opening directly onto the garden, making it ideal for entertaining and family life. The kitchen enjoys garden views, ample storage and direct access outside. The first floor offers two generous double bedrooms as well as a third bedroom, a family bathroom and separate WC. The loft provides excellent additional space and offers further potential to extend, along with the rear, subject to the usual planning consents. Externally, the property enjoys a private and landscaped rear garden extending to approximately 113ft, with patio seating, lawn and mature planting. A brick-built outbuilding provides excellent storage or potential for a home office or studio (STPP). To the front is off-street parking.

The property is within walking distance of Winchmore Hill Station (Moorgate approx 30 mins) and Southgate Underground, with regular bus routes nearby. Grovelands Park is moments away, with Oakwood and Trent Parks close by. The house also falls within catchment for Eversley Primary, St Paul's CoFE Primary and Highlands School. A superb opportunity to acquire a characterful yet contemporary family home.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

EPC Rating: Current 60(D); Potential 83(B)

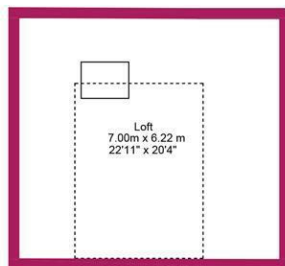
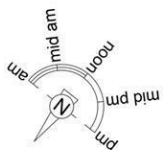
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

## Winchmore Hill Road, N21

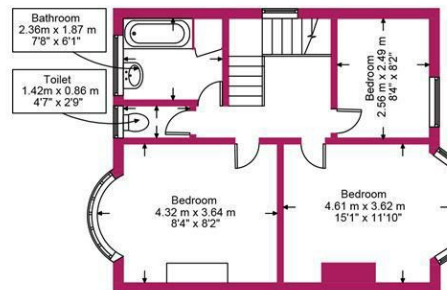
Approximate Gross Internal Area = 1149 sq ft / 106.8 sq m

Restricted Height = 154 sq ft / 14.3 sq m

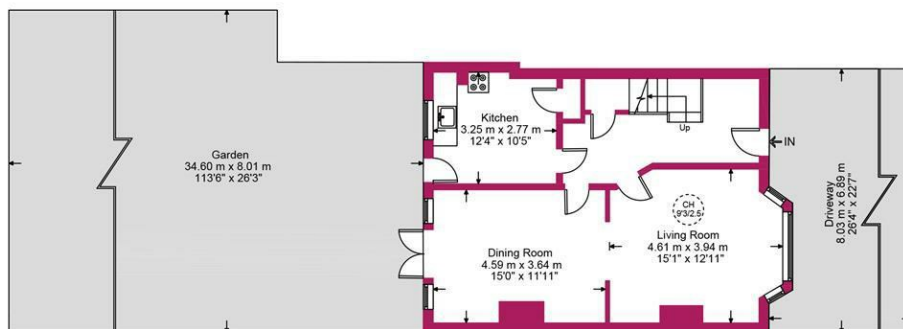
Loft = 430 sq ft / 40 sq m



Loft



First Floor



Ground Floor

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>60</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.



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Property  
Measurer

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come by and meet the team

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