Beechdale, N21

Offers Over £900,000

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- Chain Free four-bedroom new-build bungalow
- Located on the desirable Beechdale, N21
- Master suite with en-suite and dressing room
- Spacious 25ft lounge with patio access
- Contemporary kitchen with adjoining utility room
- Stylish family bathroom with premium finishes
- Live seeded roof with 20-year Bauder guarantee
- Solar panels, air source heat pump & underfloor heating
- Covered by C&L warranty and 10-year Build Zone warranty
- Walking distance to Winchmore Hill Station & Southgate Underground

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

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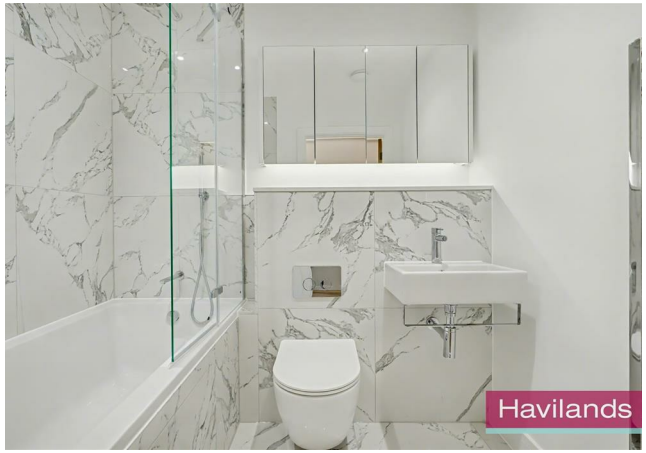

Havilands are delighted to present, on a Chain Free basis, this exceptional Four Bedroom Bungalow on Beechdale, N21. A rare opportunity to acquire a newly built, high-specification home combining elegant design, superior energy performance and effortless single-level living — all within easy reach of Winchmore Hill and Southgate's shops, cafés and green spaces.

Built with quality, comfort and longevity in mind, this property achieves an outstanding A-97 EPC rating, offering certified nearly-zero carbon emissions and predicted electricity and heating costs under £800 per year. Designed for level access throughout, it's ideal for those seeking modern comfort, accessibility and low running costs - it is fully future-proofed for your next life-chapter.

Light-filled interiors feature engineered oak flooring, porcelain wall, floor and patio tiles, and quartz countertops. The bespoke kitchen includes integrated Bosch and Smeg appliances, Grohe brassware and an adjoining utility room. The 25ft lounge opens via full-height glazing to a private, low-maintenance patio – perfect for entertaining or quiet relaxation. The principal bedroom benefits from an en-suite and dressing area, while three further bedrooms offer flexibility for guests or a home office.

Externally, the property features a live-seeded Bauder roof with an insurance backed guarantee, offering durability and insulation. There is also off-street parking with a fitted Type 2 EV charger. Designed for low maintenance and exceptional efficiency, this turnkey bungalow offers refined, future-ready living in one of North London's most desirable neighbourhoods.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: TBC
EPC Rating: Current 97(A); Potential 99(A)

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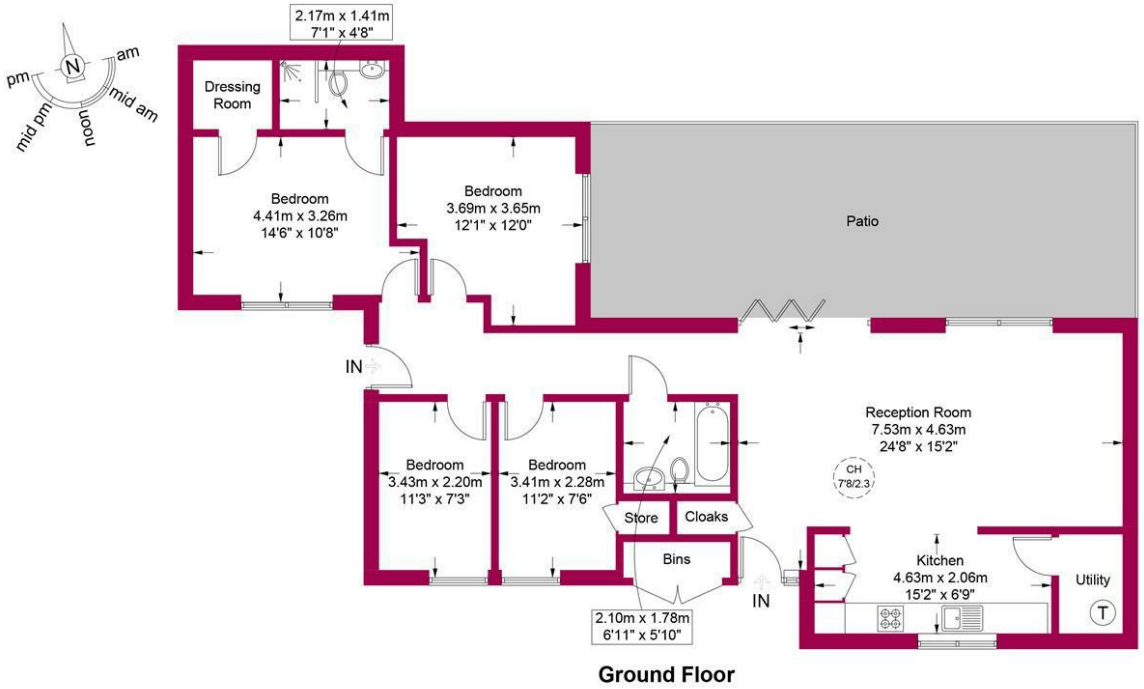
Approximate Gross Internal Area = 1157 sq ft / 107.5 sq m



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	97	99
(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.

RICS Certified Property Measurer

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