



# Church Hill, N21

£1,250,000

**Havilands**

the advantage of experience



- Charming, Four Bedroom Detached Property with Huge Potential
- Off Street Parking and Integrated Garage
- 95ft Mature Garden
- Period Features
- A Stone's Throw from Grovelands Park Entrance
- Close to Winchmore Hill Green, Amenities and Station (Moorgate approx. 25 Mins) and Southgate Underground (Piccadilly Line)
- Convenient for Eversley (Outstanding) St Paul's CofE Primary and Keble Prep



the advantage of experience

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



Havilands are delighted to offer for sale this CHARMING, FOUR BEDROOM, DETACHED PROPERTY with huge potential on Church Hill N21. Offering 1,733 sq ft of living space the property benefits from off street parking, integrated garage and period features throughout. The property itself is comprised of reception room, living room, kitchen, downstairs w/c and integrated garage. Up on the first floor there are four bedrooms and family bathroom with separate w/c. Outside the mature garden extends to an impressive 95ft.

Ideally positioned, set back on the ever popular Church Hill, a stone's throw from Grovelands Park entrance and within easy reach of Winchmore Hill Green with its independent shops, cafes and amenities, and Winchmore Hill Station (Moorgate approx. 25 mins). South Underground (Piccadilly line) and various bus routes are also close by. For families the property is close to Eversley Primary (OUTSTANDING), St Paul's CofE Primary and Keble Prep. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (£3,779.45 2026/2027)

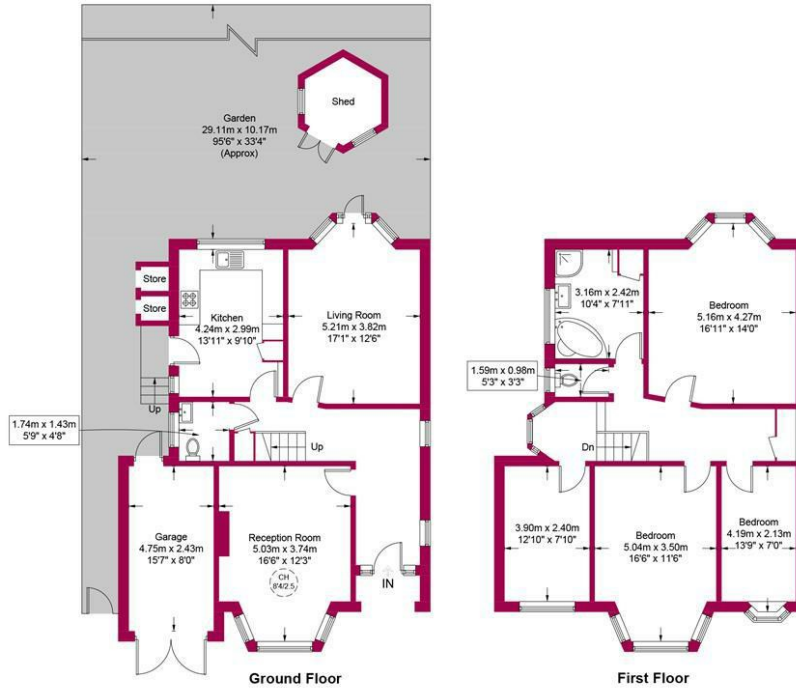
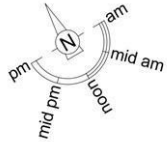
EPC: Currently 53E Potentially 79C

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Approximate Gross Internal Area = 1733 sq ft / 161.0 sq m

Garage = 130 sq ft / 12.1 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</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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