Houndsden Road, N21

£1,000,000

Havilands

the advantage of experience

- Charming, Three Bedroom, Semi-Detached Property
- Off Street Parking and Garage
- Beautifully Landscaped, South Facing, Mature Garden Extending to 72ft
- Period Features Include High Ceilings, Cornicing, Stained Glass Windows and Feature Fireplaces
- In Catchment for Eversley Primary (OUTSTANDING) Grange Park Primary, St Paul's CofE Primary, Keble Prep and Highlands Secondary School (OUTSTANDING)
- Excellent Transport links; Grange Park National Rail and Winchmore Hill National Rail (Moorgate approx. 25 mins), Southgate Underground (Piccadilly Line) and Bus Routes All Close By

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

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Havilands are delighted to offer for sale this CHARMING THREE BEDROOM, SEMI-DETACHED PROPERTY on Houndsden Road, N21. Offering 1,693 sq ft of living space the property benefits from off street parking, garage, a wealth of period features and 72 ft South facing garden. The property itself is comprised of elegant entrance hall, two reception rooms, kitchen, utility, shower room and garage on the ground floor. Up on the first floor there are three good sized bedrooms with built in wardrobes to master and family bathroom. Throughout the property there is an abundance of charming period features including high ceilings, cornicing, stained glass windows and feature fireplaces. Outside the beautifully maintained, mature garden extends to 72 ft and enjoys a south facing orientation.

Ideally located for sought after schools the property is in catchment for Eversley Primary (OUTSTANDING) Grange Park Primary, St Paul's CofE Primary, Keble Prep and Highlands Secondary School (OUTSTANDING). The property is also convenient for several green spaces including Grovelands and Oakwood Park as well as local shops, cafes and amenities along The Grangeway in Grange Park and Winchmore Hill Green. The property offers excellent transport links with Grange Park National Rail and Winchmore Hill National Rail (Moorgate approx. 25 mins) both a short walk away. Southgate Underground (Piccadilly Line) and local bus routes also within easy reach. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: G (2026/27 £3,779.45)
EPC: Currently 56D Potentially 76C

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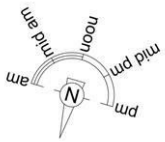
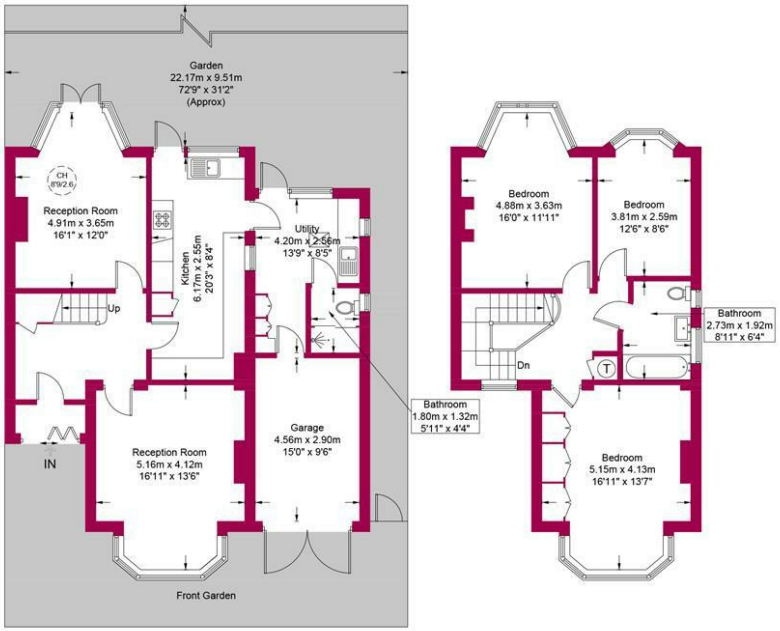
Approximate Gross Internal Area = 1693 sq ft / 157.3 sq m
(Including Garage)





Ground Floor **First Floor**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(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
30 The Green, Winchmore Hill, London, N21 1AY

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