



Halstead Road, N21

£725,000

Havilands

the advantage of experience



- Chain Free, Three Bedroom, Semi-Detached House
- Off-Street Parking for Three Vehicles
- Within Catchment of Ofsted Outstanding and Popular Schools including Highfield, St Paul's, Winchmore and Rosemount Nursery
- Garage Converted to Study/Utility Room
- Potential to Extend (STPP)
- Period Features inc. Fireplaces & Stained Glass Windows
- Downstairs WC
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Grovelands Park, Firs Farm Wetlands & Winchmore Hill Sports Club all Nearby



Havilands are pleased to offer For Sale, this CHAIN FREE, THREE BEDROOM SEMI-DETACHED house located on Halstead Road, N21. Offering 1340sqft of living space, this ideal family home is comprised of: Three Bedrooms, Family Bathroom, Lounge, Kitchen, Dining Room, Downstairs WC and Garage converted to Study/Utility Room. The property also benefits from a South facing rear garden and off-street parking for three vehicles. The house also offers potential to extend to the rear, side and into the loft (STPP). The house offers an excellent blend of modern finishes amongst retained period features including fireplaces and stained glass windows.

The property is ideally placed for families considering schooling options with the house falling within the catchment of sought after schools and nurseries - Highfield Primary (OFSTED: Outstanding), Rosemount Nursery (OFSTED: Outstanding) as well as Winchmore School, Edmonton County and Latymer Schools.

Commuters are also well served with the property offering ease of access to both the A10 & A406 as well as being within walking distance of Winchmore Hill Mainline Station, offering direct rail links into central London with connections to Overground, Underground and Thameslink services en-route.



The property is close to plenty of green space too with Winchmore Hill Sports Club nearby as well as Firs Farm Wetlands & Playing Fields also within easy reach. Additionally, the ever-popular Grovelands Park is also easily accessible both by foot and by car. Offering a wide range of social and leisure activities throughout the year, Grovelands also boasts a Boating Lake, Cafe and Pitch & Putt and Nature Trails catering for all ages and interests. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

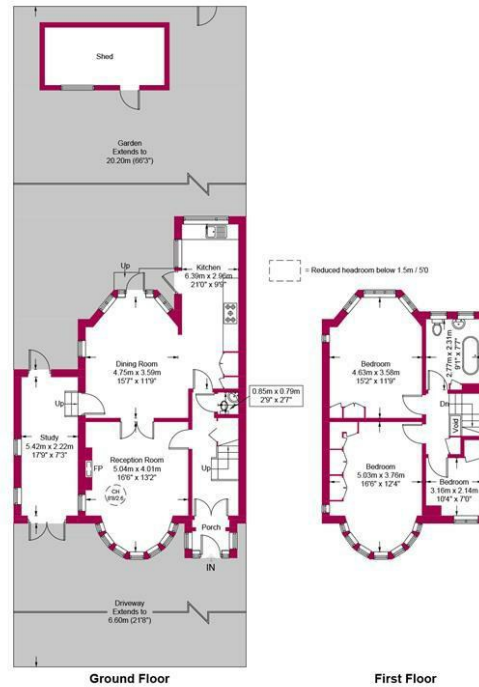
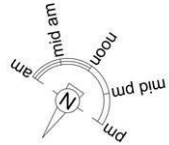
EPC Rating: Current 59(D); Potential 74(C)

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

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Approximate Gross Internal Area = 1340 sq ft / 124.5 sq m

Restricted Height = 2 sq ft / 0.2 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(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.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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