Tresilian Avenue, N21

Offers Over £750,000

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- Four/Five Bedroom Townhouse with Flexible Living
- Highlands Village Location
- Large Open Plan Kitchen/Diner Reception Room
- Utility and Fifth Bedoom/Playrooom/Snug on Ground Floor
- En-Suite and Built In Storage to Master Bedroom
- Tiered Decked Garden Perfect for Entertaining
- Excellent Transport Links; Oakwood underground (Piccadilly Line) and Grange Park National Rail (Moorgate approx. 30mins) Within Easy Reach
- In Catchment of Eversley Primary (Outstanding) Grange Park Primary, Merryhills Primary and Highlands Secondary (Outstanding)
- Garage Located within Electrically Gated, Secure Area to the Side of the Property

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

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Havilands are delighted to offer for sale this FOUR/FIVE BEDROOM TOWNHOUSE on Tresilian Avenue, N21. Offering 1,356 sq ft of flexible living space across three floors this townhouse has been renovated to a high standard throughout and enjoys close proximity to outstanding schools. The property itself is comprised of a large open plan kitchen/diner reception room, utility, w/c, storage and second reception that can be used as snug/play room or fifth bedroom on the ground floor. Up on the first floor there are two bedrooms with built in storage and en-suite shower room to the master bedroom. Further up on the second floor there are two more, good sized bedrooms, both with built in storage and family bathroom. Outside the well kept, tiered garden extends to 46 ft, offers rear access and includes decked patio areas perfect for entertaining. The property also benefits from a separate garage within an electrically gated, secure area to the side of the property.
Ideally located within the ever popular Highlands Village this property is convenient for local shops and amenities including Sainsburys supermarket, and several green spaces including Oakwood Park and Trent Park. The property also offers excellent transport links with Oakwood underground (Piccadilly Line) and Grange Park National Rail (Moorgate approx. 30mins) both within easy reach, as well as local bus options close by.
For families the property boasts catchment of several sought after schools including Eversley Primary (OUTSTANDING) Grange Park Primary, Merryhills Primary and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: F (2026/27 £3,275.52
EPC: Currently 78C Potentially 82B

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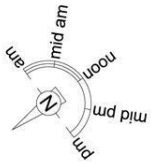
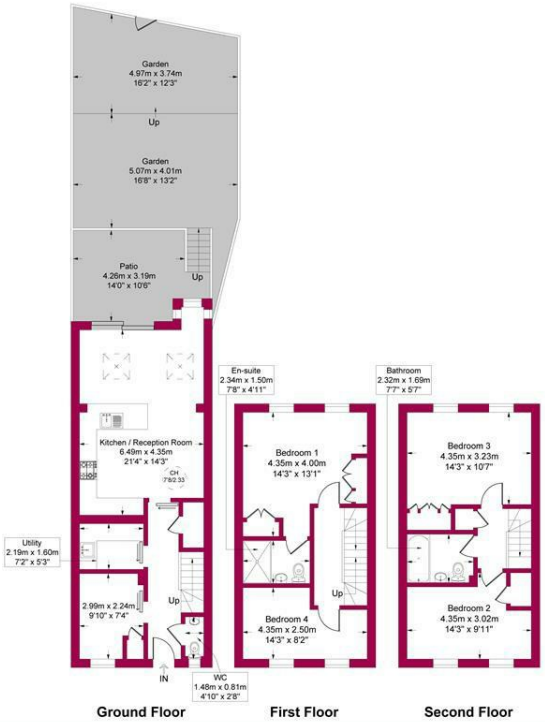
Tresilian Avenue, N21 **Approximate Gross Internal Area** = 1356 sq ft / 125.9 sq m





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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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