Hoppers Road, Winchmore Hill

£1,100,000

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- Four Bedroom Semi-Detached House
- Off-Street Parking
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Winchmore School
- Potential to Extend (STPP).
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby inc. Sainsburys
- Grovelands Park Nearby

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

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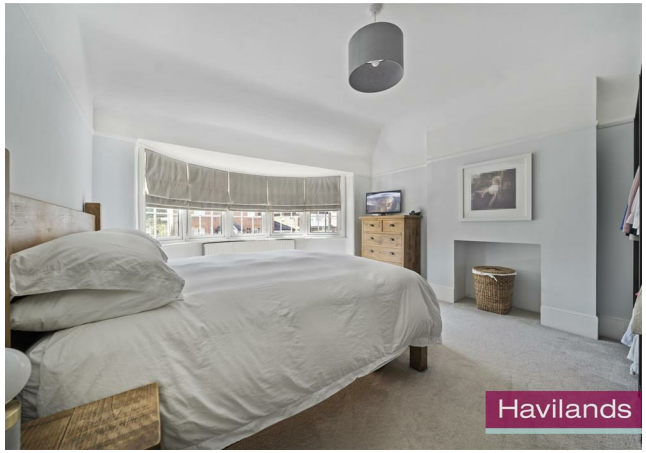

Havilands are delighted to offer For Sale this FOUR BEDROOM SEMI-DETACHED HOUSE on Hoppers Road, N21. This beautifully presented 1920's property is set across two floors offering 1447sqft of living space and is comprised of four bedrooms, family bathroom, two reception rooms and kitchen/diner. The property also benefits from a well maintained rear garden and off-street parking to the front of the property as well as boasting period features throughout including feature fireplaces. The property also has potential to extend to the rear and into the loft (STPP).

An ideal family home, the property is located within the catchment area of a number of local schools including St. Paul's CofE Primary School (Good) and Winchmore School (Good) with Keble and Grange Park Prep Schools both nearby as well as Palmers Green High School. Within walking distance of the house is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with Southgate Underground Station (Piccadilly) a short drive or bus ride away. Also within easy reach of the property are a number of local shops and amenities on The Green including Hopper & Bean. Additionally Waitrose & Sainsburys supermarkets located on Green Lanes are also walking distance from the house. Additionally Grovelands Park is nearby offering a wide range of both social and leisure activities throughout the year in addition to plenty of green space. 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 F (£2983.47 24/25)
EPC Rating: Current 52(E); Potential 78(C)

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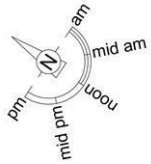
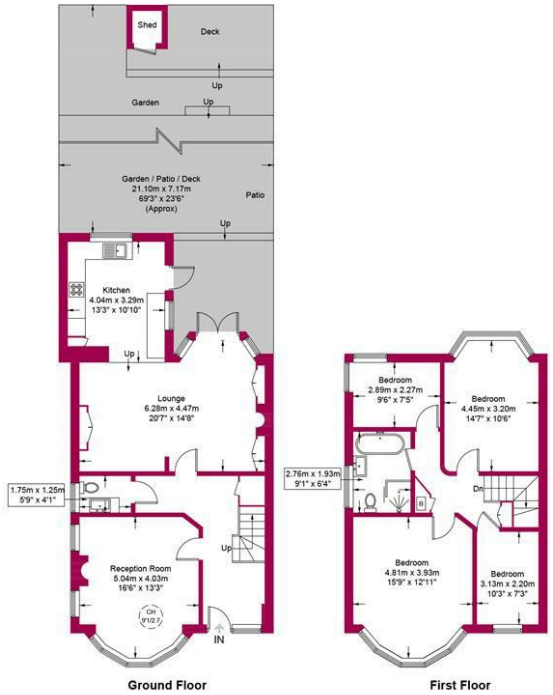
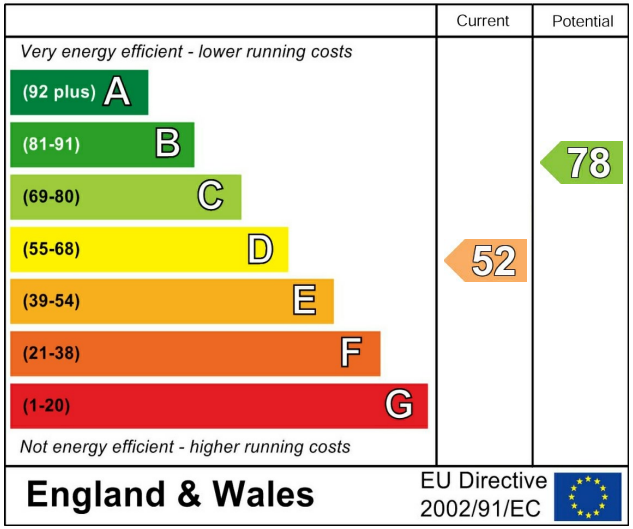
Hoppers Road, N21 **Approximate Gross Internal Area** = 1447 sq ft / 134.4 sq m





Energy Efficiency Rating



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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
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