Cedars Road, N21

Guide Price £675,000

Havilands

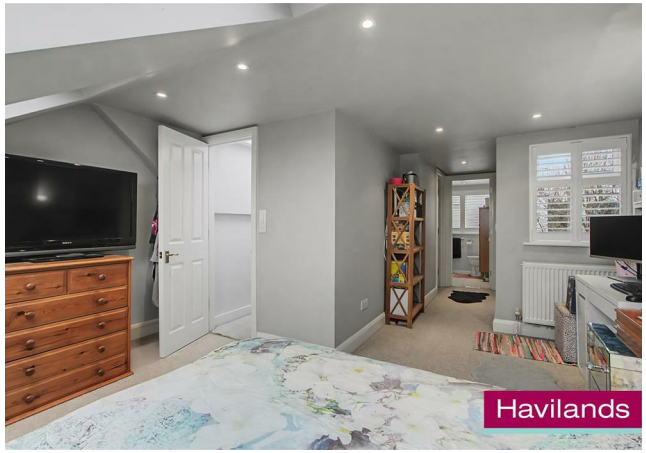
the advantage of experience

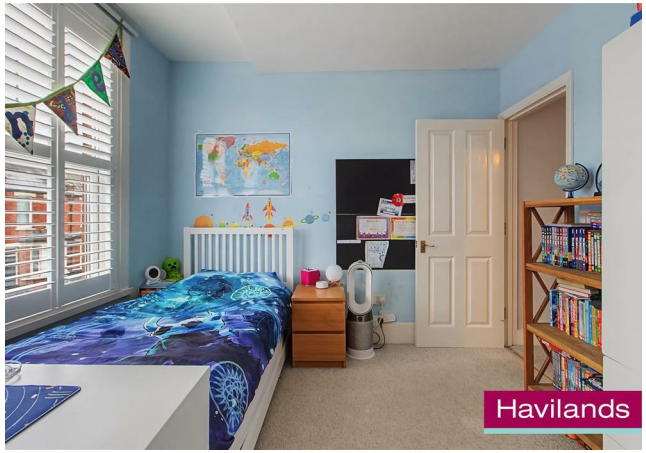
- Four bedroom family home arranged over three floors
- Approximately 1,230 sq ft of well-planned living accommodation
- Principal bedroom with en-suite and dressing area/walk-in wardrobe
- Spacious 21' lounge/diner, ideal for entertaining
- Fitted kitchen and modern family bathroom
- Approx. 40ft rear garden
- Moments from Highfield Primary School (OFSTED: Outstanding)
- Close to Winchmore School and well-regarded independent schools
- Walking distance to Winchmore Hill Station (Moorgate approx. 30 mins)
- Easy access to A10 & A406 plus shops, cafés and amenities nearby

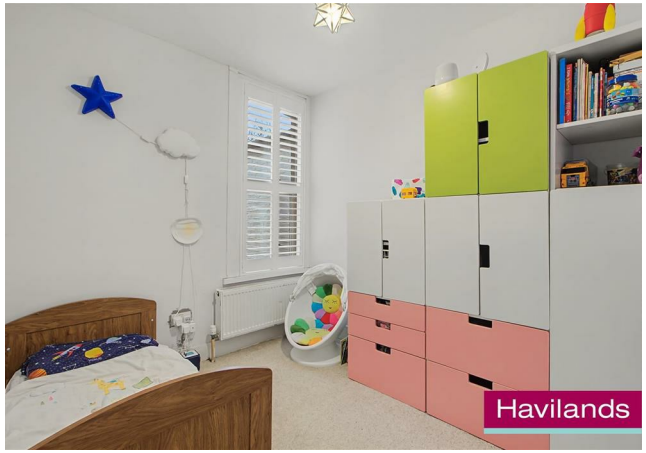
For more images of this property please visit havilands.co.uk

Havilands

the advantage of experience







Guide Price: £675,000 - £700,000
Havilands are pleased to offer For Sale this attractive FOUR BEDROOM HOUSE positioned on the ever-popular Cedars Road, nestled in the heart of Winchmore Hill, N21. Arranged over three well-planned floors and offering approximately 1,230 sqft of versatile living space, the property is ideally suited to modern family living.

The accommodation comprises four bedrooms, including an impressive principal bedroom with en-suite shower room and dressing area, a contemporary family bathroom, a spacious 21' lounge/diner ideal for both relaxing and entertaining, and a fitted kitchen. Externally, the property further benefits from an approximately 40ft rear garden, providing excellent outdoor space for families and summer entertaining.

The location is a particular highlight for families, with Highfield Primary School (OFSTED: Outstanding) literally moments away, alongside Winchmore School. A number of well-regarded independent schools, including Keble School, Grange Park Preparatory School and Palmers Green High School, are also within easy reach.

For commuters, Winchmore Hill Mainline Station is within walking distance, offering direct services into central London (Moorgate approx. 30 minutes) with onward connections to Overground, Underground and Thameslink services. Road users are equally well catered for, with convenient access to both the A10 and A406, providing excellent routes across the Capital and Greater London.

A wide array of local shops and amenities are close at hand, including Sainsbury's supermarket moments away, alongside the cafés, restaurants and independent retailers found along Green Lanes and The Green.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band E (£2644.91 25/26)
EPC Rating: Current 72(C); Potential 82(B)

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

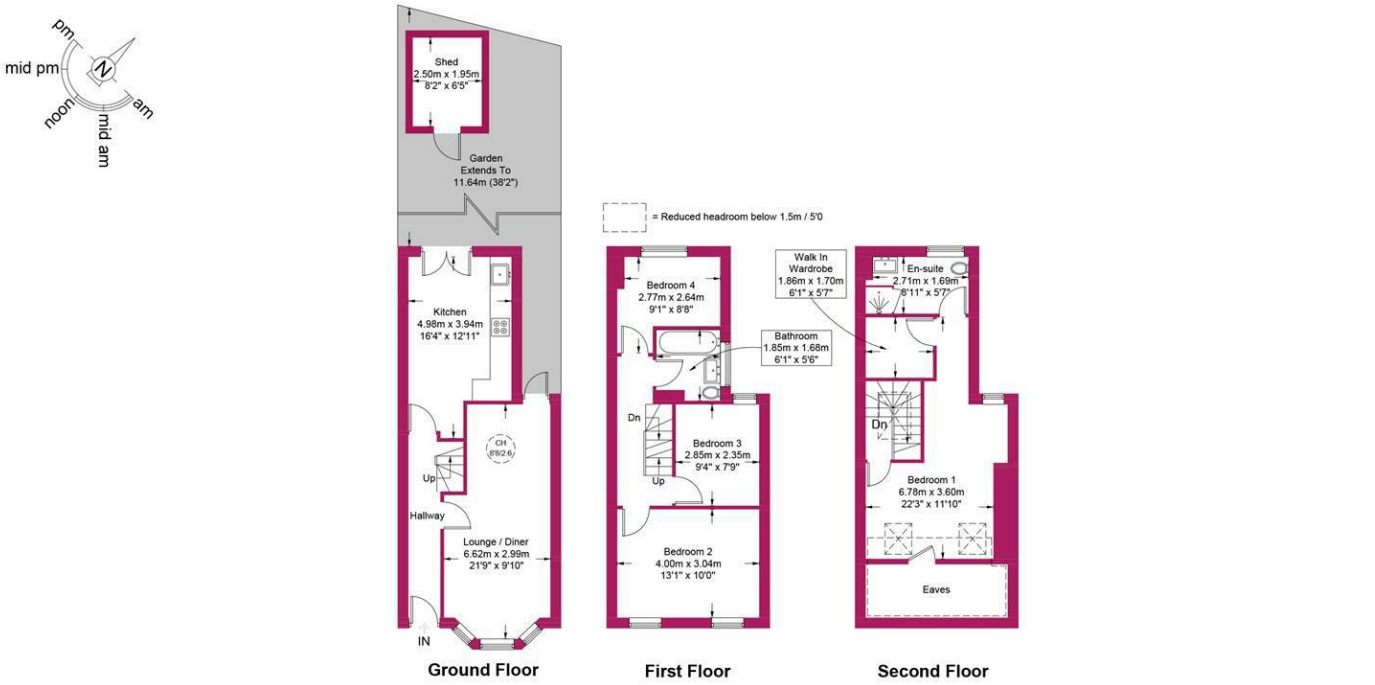
Havilands
the advantage of experience

Cedars Road, N21

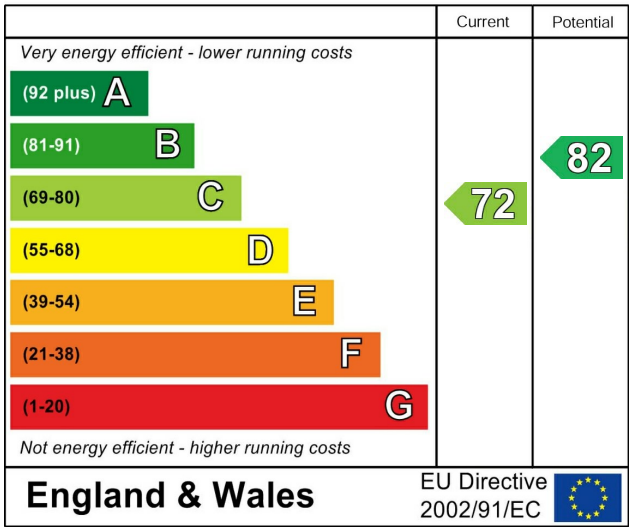
Approximate Gross Internal Area = 1230 sq ft / 114.3 sq m

Restricted Height = 94 sq ft / 8.7 sq m

Shed = 53 sq ft / 4.9 sq m



Energy Efficiency Rating



Havilands

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

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Havilands
the advantage of experience