

Simpson Close, N21

£525,000

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- Two Bedroom End of Terrace Property
- Off Street Parking
- Conservatory built in 2024 and features a new foundation, heating system, double glazing, porcelain tile flooring, and installed blinds, and comes with construction completion documentation and a 10-year warranty on the foundation
- Cul-De-Sac Location in Highlands Village
- Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) and Local Bus Routes Close By Close
- In Catchment of Eversley Primary (Outstanding) Grange Park Primary, Merryhills Primary and Highlands Secondary (Outstanding)

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

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Havilands are delighted to offer for sale this well presented TWO BEDROOM, END OF TERRACE PROPERTY on Simpson Close, N21.

Offering 824sq ft of living space the property benefits from off street parking, cul-de-sac location in sought after Highlands Village and proximity to outstanding schools. The property itself is comprised of large open plan reception room/conservatory, separate kitchen, w/c and ample storage on the ground floor. The conservatory is a substantial extension, built completed in 2024, offering versatile additional space. The addition features a new foundation, heating system, double glazing, porcelain tile flooring, and installed blinds, and comes with construction completion documentation and a 10-year warranty on the foundation. Up on the first floor there are two double bedrooms and family bathroom. Outside the westerly facing garden extends to 34ft.

Ideally located on a quiet cul-de-sac location within the ever popular Highlands Village the property is convenient for transport links with Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly line) both close by as well as local bus routes. The property is also convenient for local amenities and shops including Sainsbury's supermarket and several green spaces such as Oakwood Park and Trent Park.

For families the property boasts catchment of Eversley Primary (Outstanding) Grange Park Primary, Merryhills Primary and Highlands Secondary (Outstanding). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2026/27 £2,771.60)

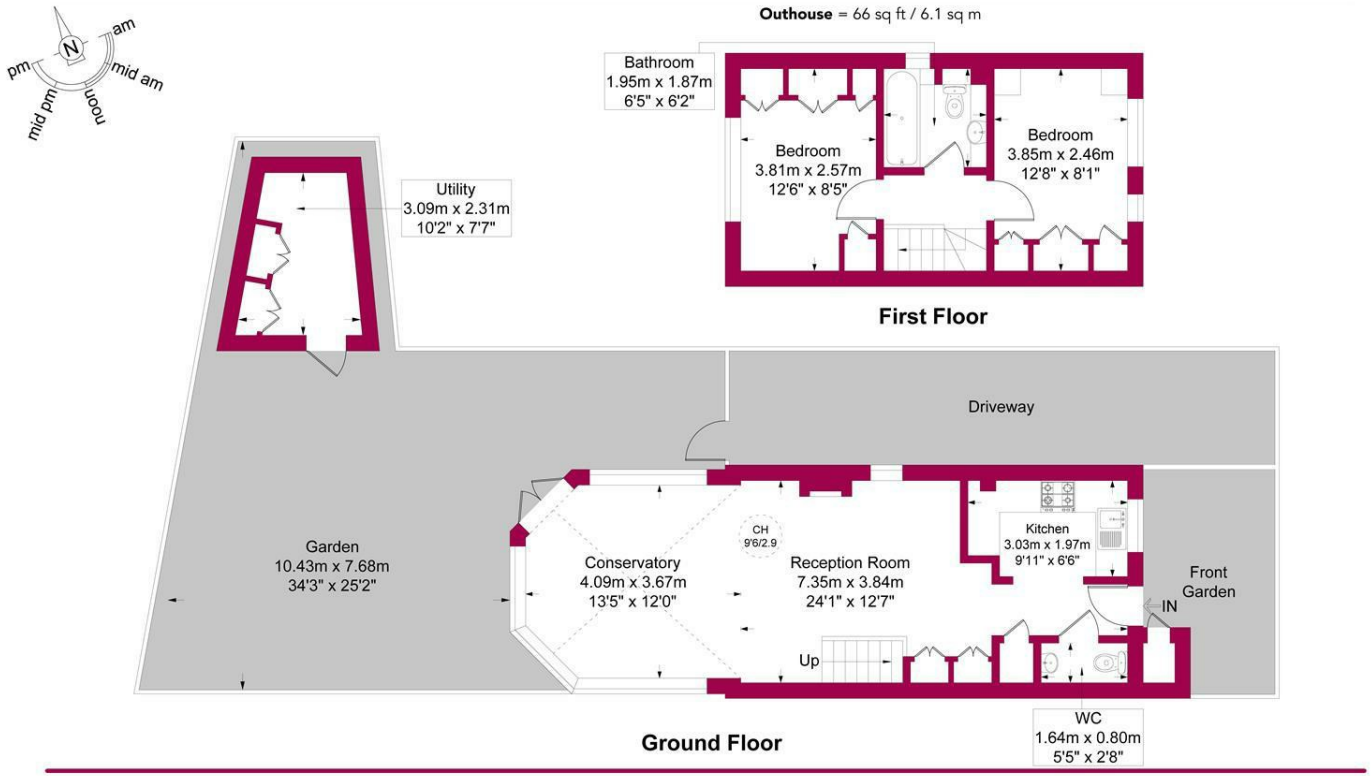
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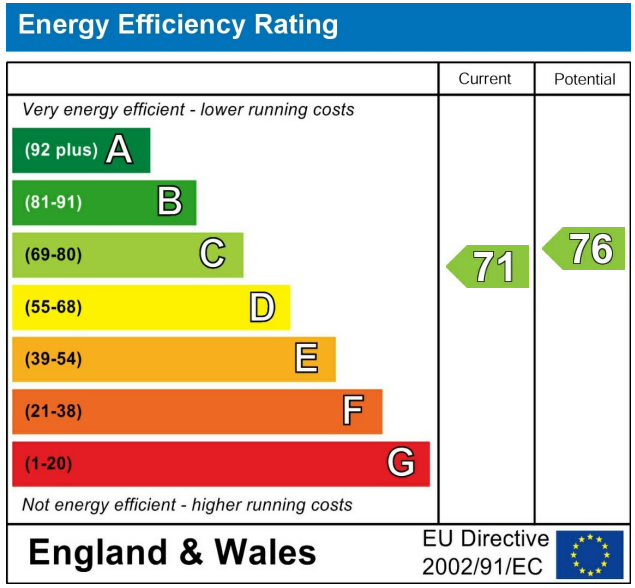
Approximate Gross Internal Area = 824 sq ft / 76.5 sq m
(Including Outhouse)



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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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