

The Rowans, N13

Offers In Excess Of £575,000

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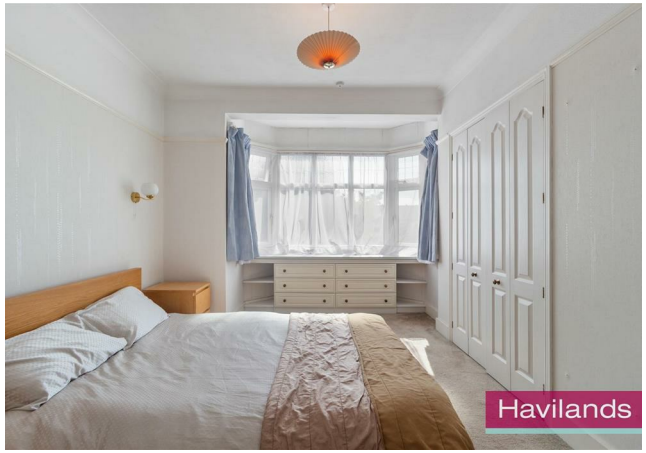


- Spacious Three Bedroom Family Home In Cul-De-Sac Location.
- Well-Kept Rear Garden Extending to 44ft.
- Gross Internal Area Of 1247 Sq Ft, Including A Separate Garage Of 173 Sq Ft.
- With Easy Reach Of Palmers Green National Rail (Moorgate Approx. 25 Mins).
- The Property Is Perfectly Placed For Local Amenities And Green Areas.
- This Property Is Convenient For Highfield Primary School, Firs Farm Primary And Winchmore Secondary School.
- Potential For Off-Street Parking To The Front (Subject To Relevant Permissions For Drop Kerb).

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

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Havilands are pleased to offer for sale this SPACIOUS THREE BEDROOM FAMILY HOME situated at The Rowans, N13.

Boasting a cul-de-sac location and an approximate gross internal area of 1247 Sq Ft, including a separate garage of 173 Sq Ft, this well-proportioned property is arranged across ground and first floors.

On the ground floor, the home features a bright and spacious reception room, a separate dining room, and a fitted kitchen which is both functional and practical. An outdoor WC completes the ground-floor accommodation. The first floor comprises three generous bedrooms, two larger double bedrooms and one single bedroom. All offering good proportions and plenty of natural light. There is also a family bathroom.

Externally, the property benefits from a well-kept rear garden extending to 44ft plus garage to rear and potential for off-street parking to the front (subject to relevant permissions for drop kerb).

Transport links are excellent, with Palmers Green Railway Station approximately 0.7 miles away, offering regular services to Central London including Moorgate. Plus a wide range of local bus routes close by and the A406 North Circular Road is also easily accessible.

The property is perfectly placed for local amenities, with a variety of shops, supermarkets, cafes and restaurants along Green Lanes. For green spaces Firs Farm Wetlands and Tatem Park are close by.

This property is convenient for sought after schools including Highfield Primary School (OUTSTANDING), Firs Farm Primary and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2026/2027 £2,771.60)

EPC Rating: Currently 63D, Potentially 79C

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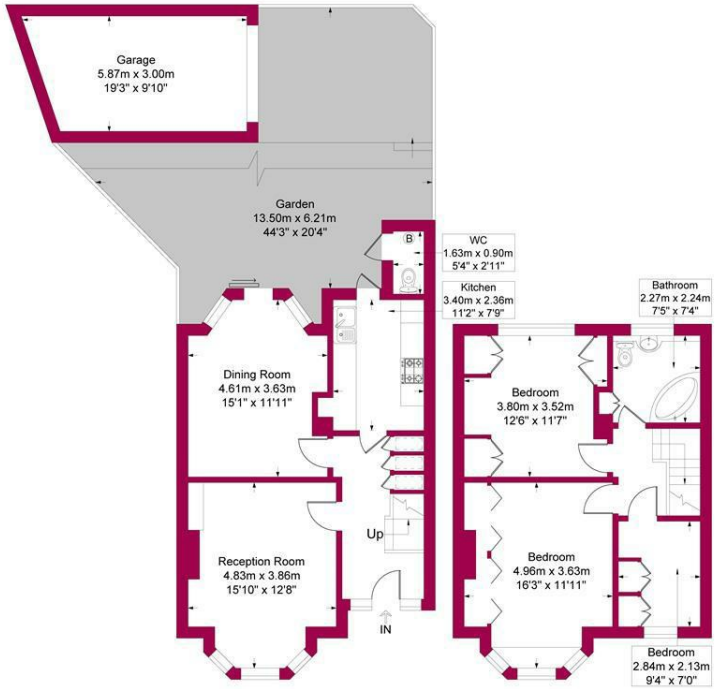
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Approximate Gross Internal Area = 1247 sq ft / 115.8 sq m
(Including Garage)

Garage = 173 sq ft / 16.0 sq m



Ground Floor **First Floor**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(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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