



Carpenter Gardens, N21

Offers Over £600,000

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the advantage of experience



- Three Bedroom House
- Off-Street Parking
- Potential to Extend (STPP)
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore & Latymer Schools
- Ease of Access to A10 & A406
- South Facing Garde
- Garden Room with Power, Lighting & Underfloor Heating
- Local Shops & Amenities Nearby inc. Sainsburys



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



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Havilands are pleased to offer For Sale, this THREE BEDROOM HOUSE located on Carpenter Gardens, N21. Located in highly popular Winchmore Hill, this ideal family home offers over 1100sqft of living space and is comprised of three bedrooms, family bathroom, lounge and open plan kitchen/dining room. The property also benefits from an outbuilding with power, lighting and underfloor heating, a south facing rear garden and off-street parking.

Within walking distance of the house is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. The property also offers ease of access to the A10 & A406 providing excellent road links into London and across the wider Borough.

The house falls within the catchment area of a number of sought after local schools including Highfield Primary as well as Winchmore & Latymer Schools. Nearby are a number of local shops and amenities along Green Lanes including Sainsburys & Waitrose supermarkets, both within walking distance. Viewing is highly recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (24/25 £2,524.48)

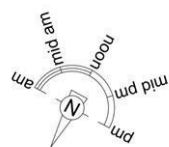
EPC Rating: Current 65(D); Potential 90(B)

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Approximate Gross Internal Area = 1111 sq ft / 103.2 sq m

Outhouse = 179 sq ft / 16.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.



**Certified
Property
Measurer**

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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