



Myddelton Gardens, Winchmore Hill

£1,200,000

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the advantage of experience



- Four Bedroom, Semi-Detached Property
- Impressive Kitchen/Diner/Lounge
- Recently Renovated to High Standard
- 88ft Garden with Large Out Building/Gym/Home Office
- Fantastic location
- Off Street Parking
- Close to Winchmore Hill Station (Moorgate approx. 25 mins) and Local Shops, Cafes and Amenities along Green Lanes and Winchmore Hill Green
- In Catchment of St Pauls CofE Primary, Highfield Primary (OUTSTANDING) and Winchmore Secondary



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



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Havilands are delighted to offer this BEAUTIFULLY PRESENTED, FOUR BEDROOM, SEMI DETACHED PROPERTY on Myddleton Gardens, N21. Offering 1,955 sq ft of living space the property benefits from off street parking, period features and an 88ft garden with large outbuilding. The property itself is comprised of porch entrance, elegant entrance hall, bay fronted reception room, large open plan, modern kitchen/diner through lounge, utility room and w/c on the ground floor. Up on the first floor there are four bedrooms, with built in storage and en suite to the master and plus family bathroom. Outside the garden extends to 88ft and features an impressive outbuilding gym/home office. The property has been completely refurbished to high spec throughout and ideally located close to Winchmore Hill national rail station (Moorgate approx. 25 mins) and local shops, cafes and amenities along Green Lanes and Winchmore Hill Green. Plus the property is close to several green spaces including Grovelands and Firs Farm Wetlands. For families the property is in catchment of St Pauls CofE Primary, Highfield Primary (OUTSTANDING) and Winchmore Secondary. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: G (2026/27 £3,779.45)

EPC: Currently 69C Potentially 80C

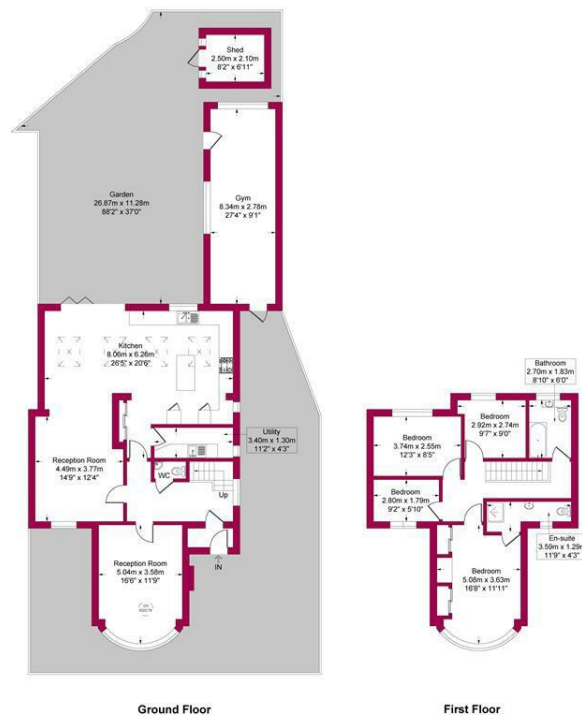
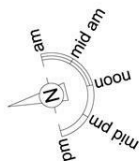
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Myddelton Gardens, N21

Approximate Gross Internal Area = 1955 sq ft / 181.6 sq m
(Including Gym&Shed)

Shed = 57sq ft / 5.2 sq m

Gym = 250 sq ft / 23.1 sq m



Energy Efficiency Rating

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

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