



Hoppers Road, Winchmore Hill, London, N21
Offers In Excess Of £700,000 Freehold

Anthony Webb
ESTATE AGENTS

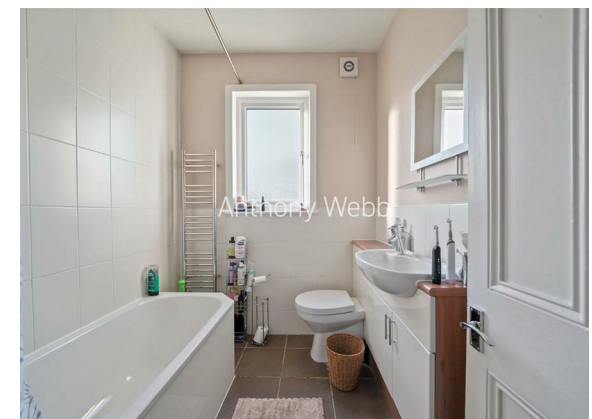
Hoppers Road, Winchmore Hill, London, N21

An extended chain free charming terrace period house offering three bedrooms, a spacious through lounge, kitchen/diner, guest w.c, off street parking and rear garden.

Hoppers Road is a popular residential turning within easy walking distance of Winchmore Hill Green's shops, restaurants, gastro pubs and mainline station into Moorgate. Palmers Green high road, bus routes and mainline station are also within easy reach. Southgate underground station is a short ride away via the W6 bus route.

Entrance hallway • Through lounge with bay window and fireplace • Modern extended fitted kitchen/diner with breakfast bar, skylights and bi-fold doors to garden • Utility area • Guest cloak w.c • First floor landing with access to loft with potential to convert • Two double bedrooms • A single bedroom • Modern family bathroom • Double glazing • Gas central heating • Off street parking for two cars • 52ft westerly facing rear garden.

- Three bedrooms
- Period terrace house
- Through Lounge
- Extended kitchen/diner
- Utility area/w.c
- Double glazing/gas central heating
- Off street parking
- Rear garden
- Enfield Council Tax Band E





Hoppers Road Winchmore Hill London N21 3LP

Tenure: Freehold
Gross Internal Area: 1158.00 sq ft

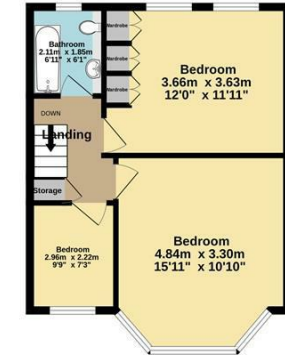


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor
61.9 sq.m. (666 sq.ft.) approx.



1st floor
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA: 107.6 sq.m. (1158 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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