



Winchmore Hill Road, Southgate, London, N14  
Chain Free £675,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Winchmore Hill Road, Southgate, London, N14

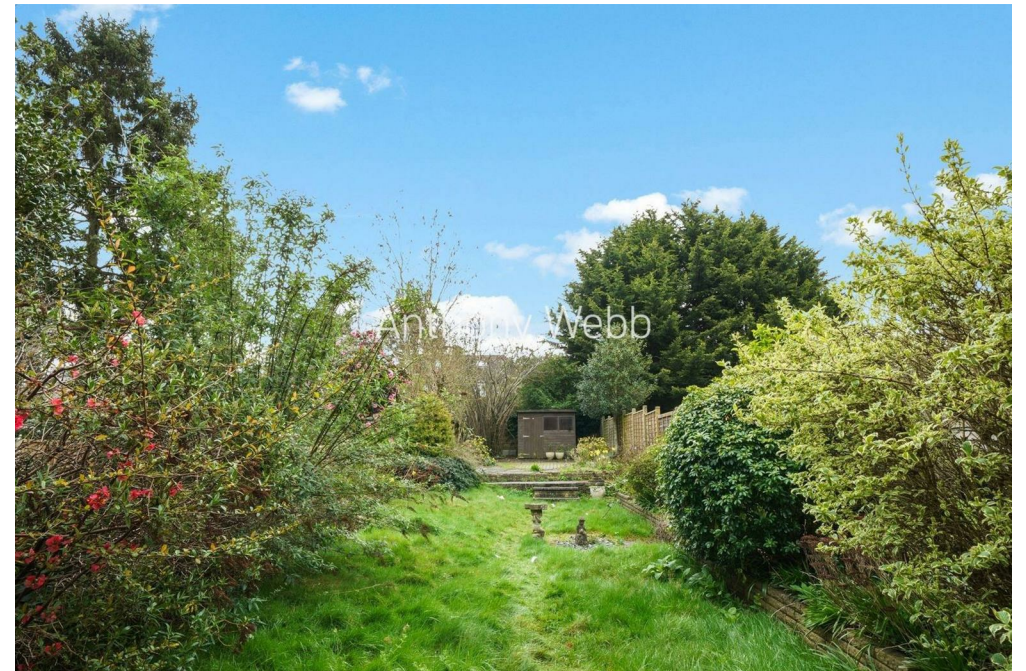
CHAIN FREE 1930s built semi detached three bedroom house requiring MODERNISATION within easy walking distance of Southgate's shops, restaurants, bus routes and underground station (Piccadilly). The property offers the opportunity to extend and create a wonderful family home.

Mature front garden with steps up to original front door • Hallway • Front reception with fireplace • Rear reception with fireplace and doors to garden • Galley kitchen • Landing with access to loft space with potential to convert • Bathroom • Separate w.c • Mature rear garden.

Enfield Council Tax Band E

- Three bedrooms
- 1930s built semi-detached house
- Two receptions
- Galley Kitchen
- Bathroom+separate w.c
- Front and rear gardens
- Modernisation required throughout
- Close to shops and tube station





# Winchmore Hill Road Southgate London N14 6PX

Tenure: Freehold  
Gross Internal Area: 1088.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Winchmore Hill Road, N14 6PX

Approx Gross Internal Area = 101.1 sq m / 1088 sq ft  
Garden = 190 sq m / 2045 sq ft  
Front Garden = 35 sq m / 377 sq ft  
Total = 326.1 sq m / 3510 sq ft



Ref :

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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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