



**Broadfields Avenue, Winchmore Hill, London, N21**  
**£1,165,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Broadfields Avenue, Winchmore Hill, London, N21

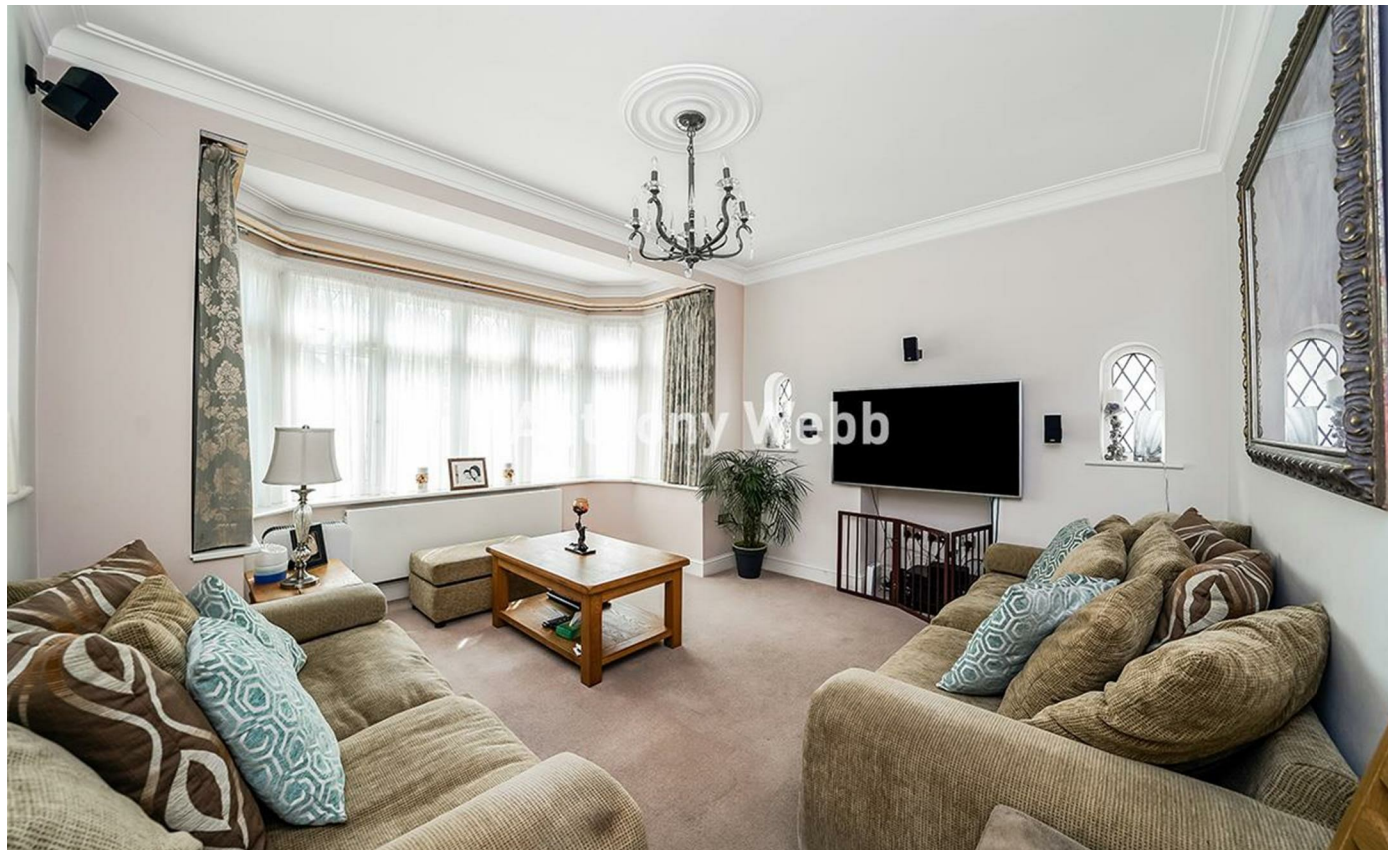
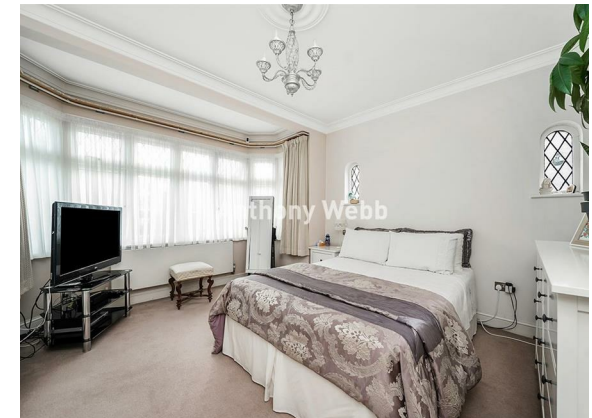
Welcome to Broadfields Avenue, Winchmore Hill, N21 - a charming 1930s built extended four bedroom semi-detached house that exudes character and warmth within an easy walk of Winchmore Hill Greens shops, bars, restaurants, Grovelands Park and mainline station into Moorgate.

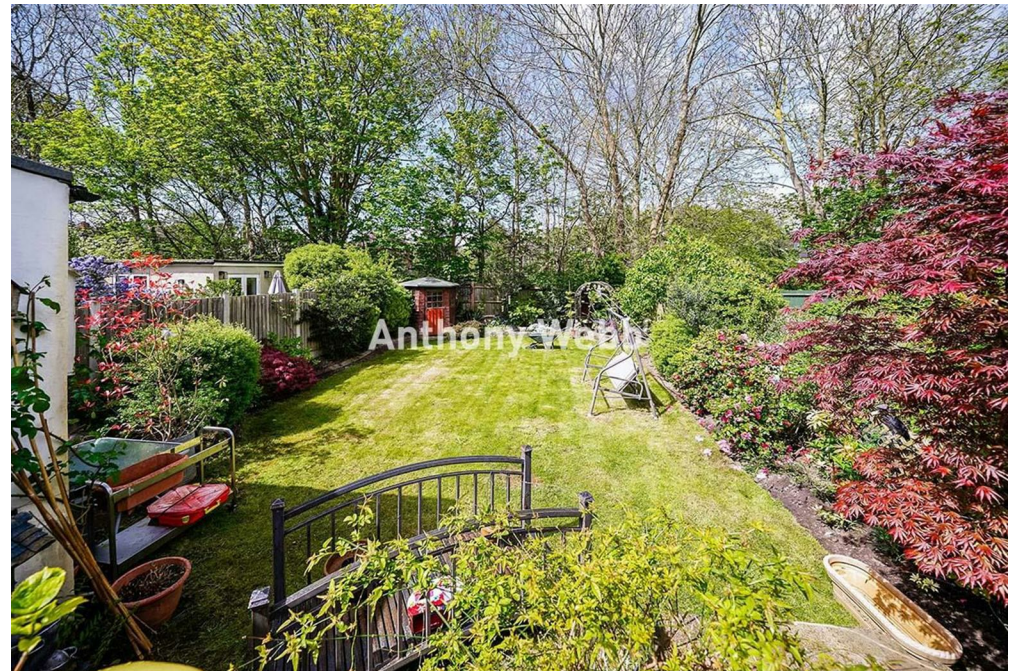
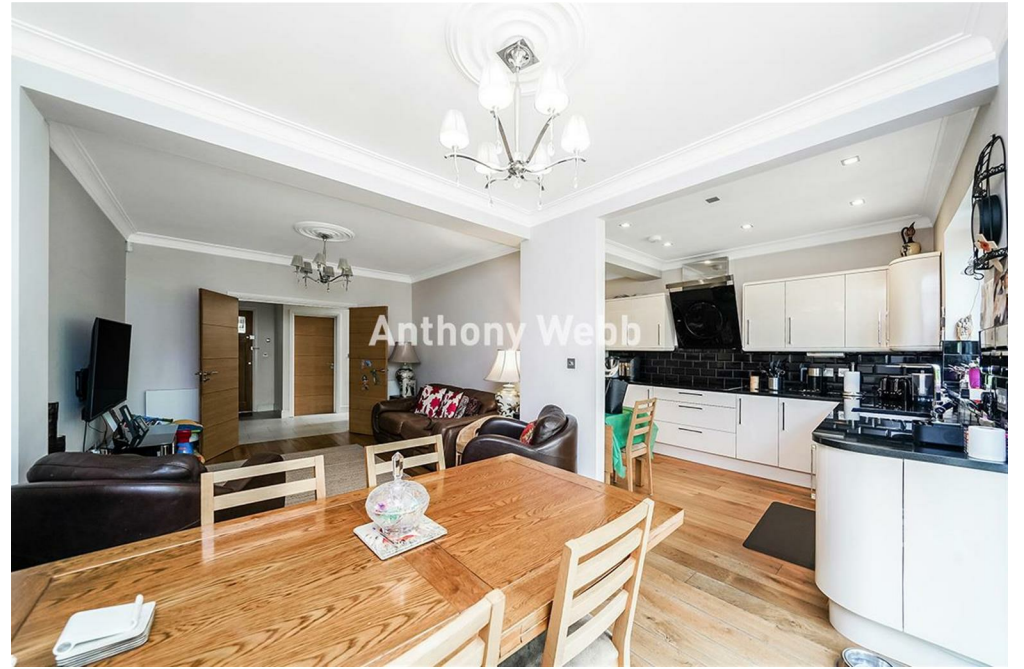
This delightful property boasts on the ground floor a spacious hallway, two spacious reception rooms, a modern kitchen/diner, guest cloakroom. The first floor offers two double bedrooms, one single bedroom and a modern family bathroom. The converted loft space consists of a further double bedroom and en-suite modern shower room.

The large frontage offers a well maintained garden area, paved off street parking for several vehicles and benefits from a garage to side. The rear garden has a paved patio area, mature shrub borders and lawn area.

Enfield Council tax band G

- Four bedrooms
- Extended 1930s built semi-detached house
- Two receptions
- Kitchen/diner
- Two bath/shower rooms
- Ground floor guest w.c
- Paved drive and garage
- Rear garden





# Broadfields Avenue Winchmore Hill London N21 1AH

Tenure: Freehold  
Gross Internal Area: 1840.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 <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	

Broadfields Avenue, N21 1AH  
Approx. Gross Internal Area 1584 Sq Ft - 147.16 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 113 Sq Ft - 10.50 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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

**Anthony Webb**  
ESTATE AGENTS