

TO LET

- 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
£4,000 Per Calendar Month

Anthony Webb
ESTATE AGENTS

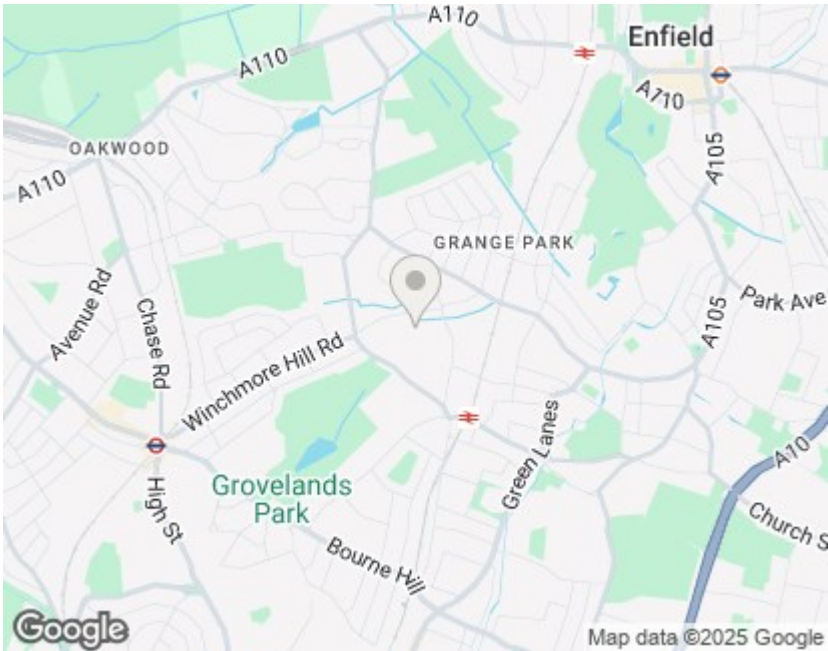
Broadfields Avenue, Winchmore Hill, London, N21

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
5 weeks deposit £4615
Minimum annual household income to meet referencing criteria £120,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(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



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