

# DURDEN & HUNT

INTERNATIONAL

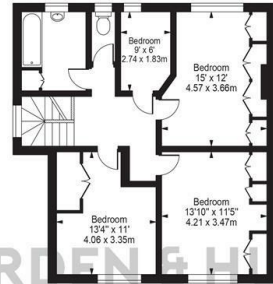


## Houndsden Road, Winchmore Hill N21

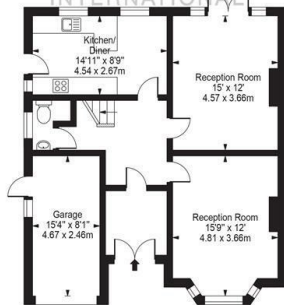
Offers Over £1,000,000

- Chain Free
- Garage
- Large Garden And Patio
- Opportunity To Develop (STP)
- Driveway For Off Road Parking
- Great Location
- Four Bedrooms, Three With Fitted Wardrobes
- Wonderful Kerb Appeal
- Excellent Transport Links

Houndsden Road  
 Approx. Total Internal Area 1576 Sq Ft - 146.44 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 124 Sq Ft - 11.49 Sq M



First Floor

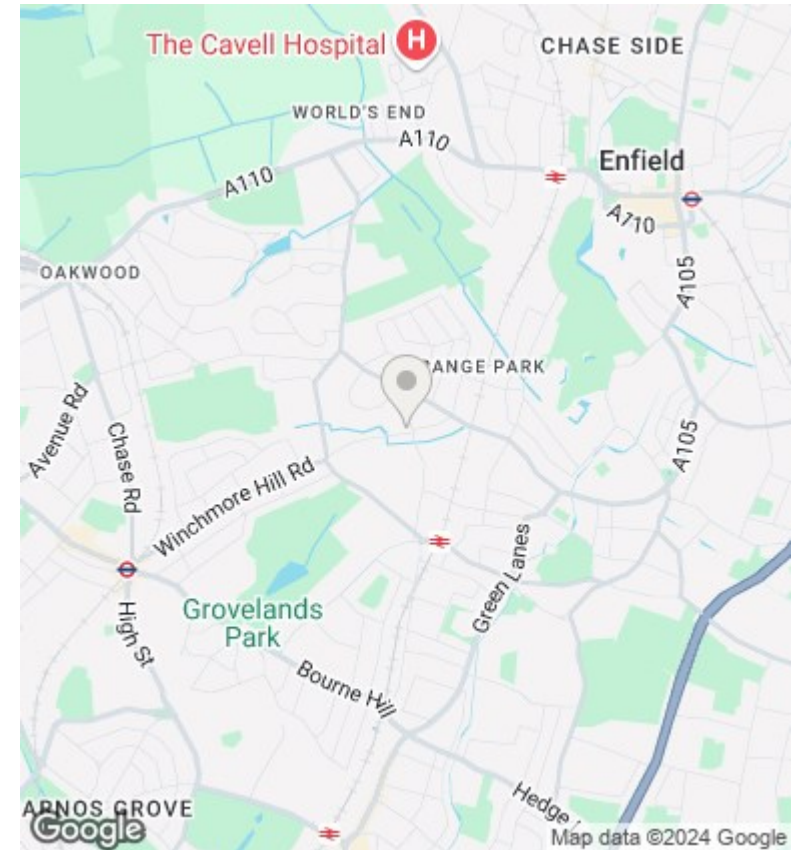


Ground Floor

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.

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## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

G

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	32	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	