



## STRATFIELD PARK CLOSE, N21 1BU



**£725,000 Freehold**

- CHAIN FREE
- DUAL ASPECT LOUNGE
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- DETACHED GARAGE
- DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- OFF STREET PARKING



## Property Details

CHAIN FREE - We have pleasure in offering for sale this detached property situated in this cul de sac within easy reach of Winchmore Hill Green. The property consists of hallway with downstairs cloakroom off, dual aspect 17' lounge, kitchen/breakfast room with the kitchen having a comprehensive range of wall and base units with integrated appliances and doors onto the garden. On the first floor there are three bedrooms and a family bathroom. The rear garden has a patio area with the remainder laid to lawn with garden shed and access to the garage. The front garden is lawned with bush border. The property has a detached garage with off street parking in front of it.

Ideally situated for St Pauls Primary school and within walking distance to Winchmore Hill Green with it's railway station, local shops, restaurants, cafes and buses.



Approximate Gross Internal Area 1118 sq ft – 104 sq m  
 Ground Floor Area 507 sq ft – 47 sq m  
 First Floor Area 476 sq ft – 44 sq m  
 Garage Area 135 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

