



## PARK DRIVE, N21 2LR



**£1,175,000 Freehold**

- DOUBLE FRONTED SEMI DETACHED
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- 2 ENSUITES
- SOUTH FACING GARDEN
- 3 RECEPTIONS
- UTILITY ROOM
- 5 BEDROOMS
- FAMILY BATHROOM

# Property Details

Welcome to this charming double fronted semi detached house located on Park Drive in the heart Winchmore Hill. The accommodation consists of double entrance doors leading into the spacious hallway with downstairs cloakroom off. Three excellent size reception rooms, extended kitchen with a comprehensive range of wall and base units and space for kitchen table and a utility room. On the first floor are four bedrooms with an ensuite to the master bedroom and a family bathroom. On the second floor is a further double bedroom with ensuite bathroom. The South facing rear garden has a patio area with remainder laid to lawn. At the front is own driveway with off street parking.

Winchmore Hill is known for its tree-lined street, beautiful parks, good schools and excellent transport links, making it a desirable location for both families and professionals.



Approximate Gross Internal Area 2206 sq ft – 206 sq m  
 Ground Floor Area 943 sq ft – 88 sq m  
 First Floor Area 900 sq ft – 84 sq m  
 Second Floor Area 363 sq ft – 34 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

