

VIGA ROAD, N21 1HJ



£1,600,000 Freehold

- RARELY AVAILABLE
- RECEPTION HALLWAY
- KITCHEN
- 4 BEDROOMS
- 100' X 60 ' GARDEN
- 0.22 OF AN ACRE
- TWO RECEPTIONS
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- SCOPE TO EXTEND

Property Details

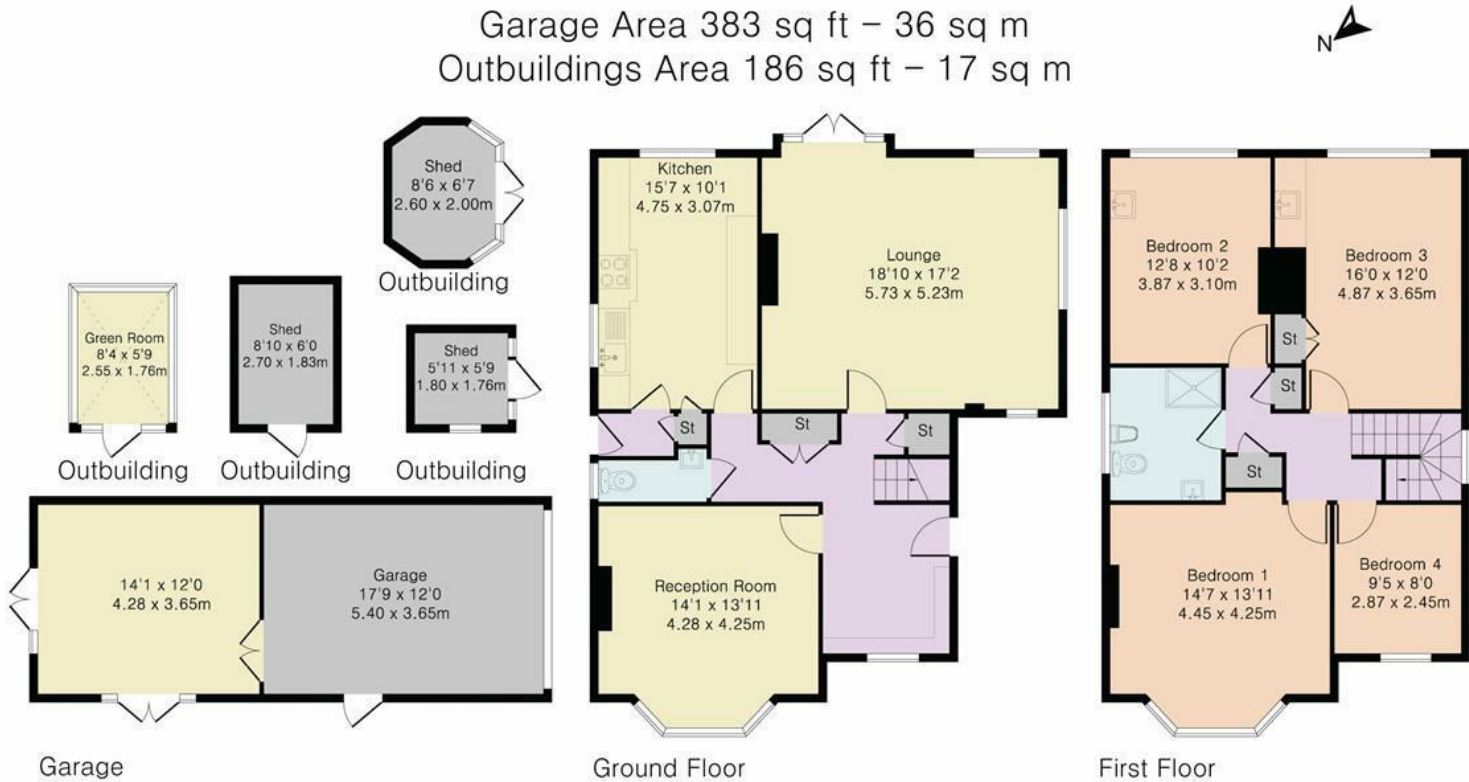
Rarely available and brimming with potential, this charming four-bedroom home on Viga Road, Grange Park, Winchmore Hill is set on an impressive 0.22-acre plot. Enjoying a generous 100' x 60' rear garden, a garage to the side, and its own private driveway, this property offers a unique opportunity for those seeking ample living space and excellent scope to extend (subject to the usual planning consents). Beyond the welcoming reception hallway, the ground floor comprises two spacious reception rooms, a well-appointed kitchen, and a convenient downstairs cloakroom. Upstairs, four comfortable bedrooms and a family bathroom ensure plenty of room for family and guests alike.

Externally, the substantial grounds include a particularly large side plot, presenting tremendous potential to create additional living accommodation or further develop the existing footprint. This desirable location benefits from excellent transport links, with Grange Park Station and local bus routes just a short walk away, providing easy access into Central London. A variety of shops, cafes, and restaurants are also within close reach, catering to all your day-to-day needs. Families will appreciate the well-regarded local schools, making this property an appealing choice for those looking to settle in one of Winchmore Hill's most sought-after addresses and within easy reach are Grange Park, Eversley, Merryhills and Highlands school.



Approximate Gross Internal Area 2181 sq ft - 203 sq m

Ground Floor Area 864 sq ft – 80 sq m
First Floor Area 748 sq ft – 70 sq m
Garage Area 383 sq ft – 36 sq m
Outbuildings Area 186 sq ft – 17 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		80
(81-91) B		
(69-80) C		
(55-68) D	42	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 