



## PERCY ROAD, N21 2HY



**£935,000 Freehold**

- CHAIN FREE
- FOUR BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- UTILITY ROOM
- DRIVEWAY AND INTEGRAL GARAGE
- ATTRACTIVE SEMI DETACHED HOUSE
- STYLISH BATHROOM AND SEPARATE WC
- MODERN FITTED KITCHEN/DINER
- DOWNSTAIRS WC
- PRIVATE REAR GARDEN WITH WESTERLY ASPECT



Property Details

Positioned on the charming Percy Road in Winchmore Hill, this attractive period semi-detached house offers a delightful blend of classic elegance and modern convenience. The property is chain-free, making it an ideal choice for those looking to move in without delay.

Boasting four well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The stylish bathroom, complemented by a separate WC, ensures practicality for busy mornings. The two formal reception rooms provide ample space for entertaining guests or enjoying quiet evenings at home, while the modern fitted kitchen/diner is a culinary enthusiast's dream, complete with a utility room and a convenient downstairs WC.

For those with vehicles, the integral garage is easily accessible via a driveway that offers off-street parking, a rare find in London. The private rear garden, with its westerly aspect, invites you to bask in the afternoon sun, making it an ideal spot for relaxation or outdoor gatherings.

Conveniently located, this property is just a stone's throw away from local shops, restaurants, and the Winchmore Hill train station, providing excellent transport links to the wider city. This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, style, and convenience in one of London's desirable neighbourhoods. Don't miss the opportunity to make this splendid property your own.



Approximate Gross Internal Area 1684 sq ft - 156 sq m

Ground Floor Area 975 sq ft – 90 sq m

First Floor Area 709 sq ft – 66 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		82
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

