



HOUNSDEN ROAD, N21 1LU



£1,300,000 Freehold

- DETACHED
- TWO RECEPTIONS
- DOWNSTAIRS CLOAKROOM
- 100' GARDEN
- GARAGE
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- LARGE FRONTAGE
- PLANNING PERMISSION TO EXTEND AS DEPICTED IN CGI'S

Property Details

We have pleasure in offering for sale this imposing detached property situated in this popular location. The accommodation consists of reception entrance hall, through lounge, kitchen/breakfast room, downstairs cloak room, cellar, on the first floor are four excellent size bedroom and a modern family bathroom. The rear garden is approximately 100' with flower and shrub borders with remainder laid to lawn. At the front there is a large driveway providing off street parking and a garage to the side. Situated in easy reach of Winchmore Hill Green with its local shops, restaurants, buses and railway station and a short distance to Grovelands Park. Southgate Circus is also within easy reach with access to the Piccadilly Line.

The property also has planning permission to convert the existing garage into a habitable room, first floor front extension, two storey rear/side extension, loft conversion and basement level floor extension.



Houndsden Road- N21

Approximate Gross Internal Area 146.8 m² ... 1580 ft² (excluding garden, cellar)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

MORTEMORE MACKAY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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 

