

FREEHOLD



House - Semi-Detached

**25 RIDGE AVENUE,  
LONDON, N21 2RJ**

Offers Over

**£700,000**

### FEATURES

- Chain Free
- South West Facing Garden
- Utility Room
- Garage to rear
- Three Double Bedrooms
- Large Kitchen
- Large Driveway
- 0.8 miles from Winchmore Hill Station



**RASH & RASH**

# 3 Bedroom House - Semi-Detached located in London

**\*\* Chain Free \*\*** A wonderful opportunity to make this spacious three bedroom semi-detached house your own with 1,457 sq. ft. of generous living space offering plenty of room for family life and entertaining. This corner plot is full of charm and has the potential to extend further to the side, rear and into the loft (STPP).

Inside, you'll find two bright reception rooms. The kitchen and dining area sits at the rear, opening directly onto the garden, perfect for summer meals or family gatherings. There's also a handy utility room and welcoming entrance hall.

Upstairs are three good sized bedrooms, all with built-in wardrobes, along with a family bathroom and a separate WC.

Outside, the property really shines. There's a 69' rear garden ideal for relaxing or for kids to play, plus off-street parking at the front for several cars and a rear garage accessed from a side road and from the garden via a side door, offering lots of storage or workspace options.



Call us on  
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<https://www.rashandrash.com/>

Council Tax Band  
**F**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

