



 2
Bedrooms

 1
Bathroom

 1
Receptions

Paul Simon is pleased to offer this two bedroom period cottage situated directly off Green Lanes, Winchmore Hill. The accommodation comprises reception as you enter, spacious kitchen, three-piece downstairs bathroom with shower, two double bedrooms, loft room and private garden. The property is located opposite a park, as well as close to a variety of local shops, including Sainsburys Supermarket. Winchmore Hill BR station is within easy proximity (Direct to Kings Cross/Finsbury Park/Mortgage). Freehold. Chain Free sale.

Lounge 10'2 x 10'2 fireplace, laminated floor & good-sized window to front.

Kitchen 10'2 x 10'2 with a good area for a small breakfast table, plenty of unit space & a sizable window with views towards the garden.

Bathroom 3-piece 8'1x 4'11

Bedroom 1, 10'2 x 10'2 fair sized room with a big window to front & views over the entrance to park opposite, one large additional over stair cupboard.

Bedroom 2 10'2 x 10'2 fair sized second single bedroom with a nice sized window to front & views over the area. Access to loft room

Loft room 20'4 x 20'4 treble double-glazed windows with rural view over allotments and gardens to rear. Velux skylight with view over road and park entrance to front.

Rear garden 100 feet x 40 feet own shed

Summer House 8 feet 5 inches x 8 feet 8 inches with own power, inside and out. Good for storage. Sizable range style decking.