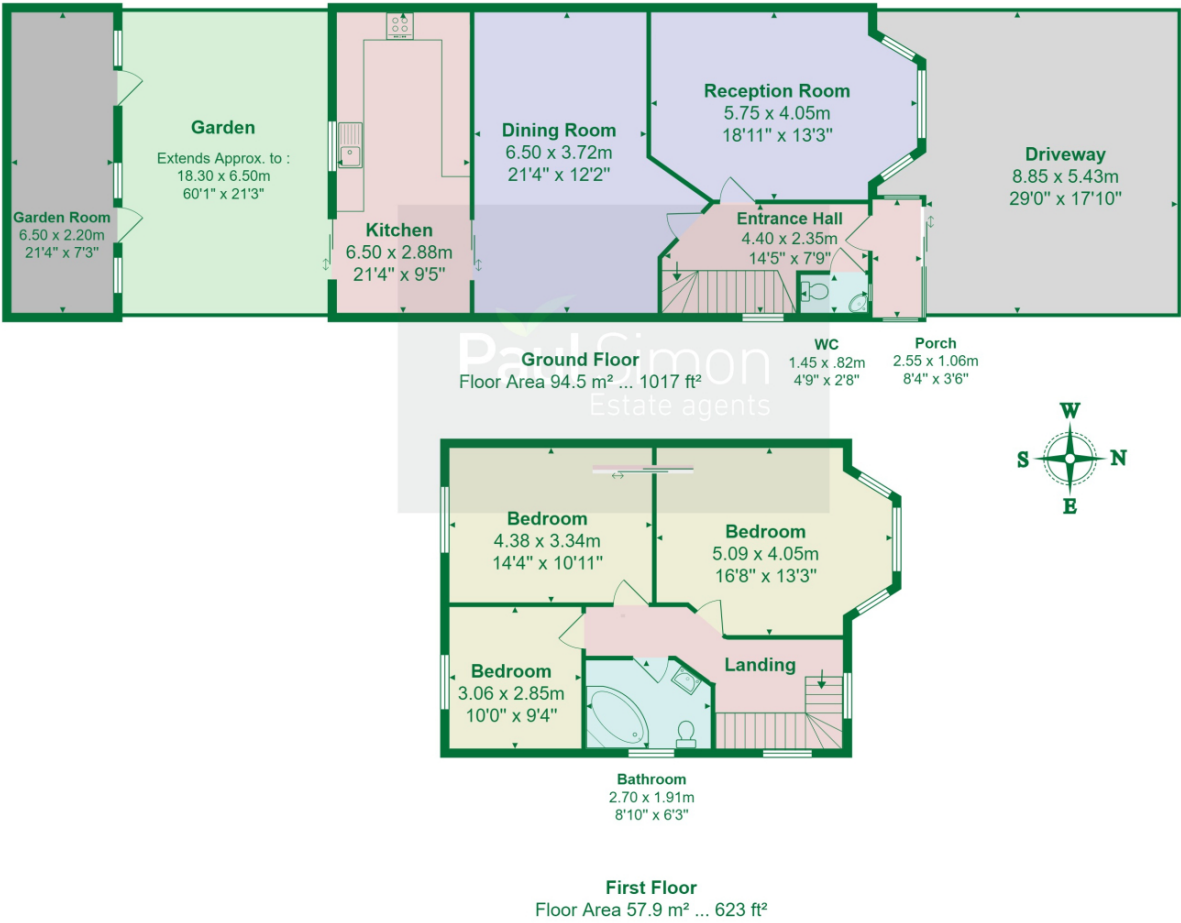




Fords Grove, Winchmore Hill, N21

Paul Simon are pleased to offer to the market this 3-bedroom semi detached family home, overlooking the green area of Winchmore Hill Sports Club. The accommodation comprises front and rear reception rooms, large fitted kitchen/diner, three bedrooms, family bathroom, downstairs WC, and large garden with store room. Further benefits include wooden flooring, an open and wide extended reception room, double-glazing, and a large driveway which accommodates up to three cars! The property also comes with planning permission granted for further enhancements, including two extra bedrooms in the loft, and ground floor rear extension. Situated within walking distance to Winchmore Hill BR, as well as vast array of shops, cafés, bars, restaurants, and convenient stores. Transport links and popular schools are also nearby. Available Chain Free.*VIEWING STRONGLY RECOMMENDED*

Asking Price £799,000



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

