



3

Bedrooms



1

Bathroom



Addison Townsend are pleased to offer this modern three bedroom split level purpose built flat located in a quiet residential cul de sac 0.8 miles to Winchmore Hill BR and The Green and within walking distance of local bus routes and restaurants.. The flat offers; reception room, spacious kitchen, three bedrooms, family bathroom, storage, gas central heating, double glazing and use of a private car park which is lit at night and a brick built secure storage shed is provided.

#### **Hallway**

Double glazed entry door, storage cupboard, double glazed window to front

#### **Reception** *4.26m x 4.20m (13.98ft x 13.78ft)*

Double glazed windows to rear, coved cornices, radiator, wood laminate flooring

#### **Kitchen** *3.97m x 2.47m (13.02ft x 8.10ft)*

Range of wall and base units with splash back tiling, space for cooker, plumbing for dish washer, plumbing for washing machine, space for fridge, double glazed window to front, stainless steel sink with mixer tap and drainer board, wall mounted combination boiler, storage cupboards

#### **Landing**

#### **Bedroom One** *4.26m x 3.03m (13.98ft x 9.94ft)*

Double glazed windows to rear

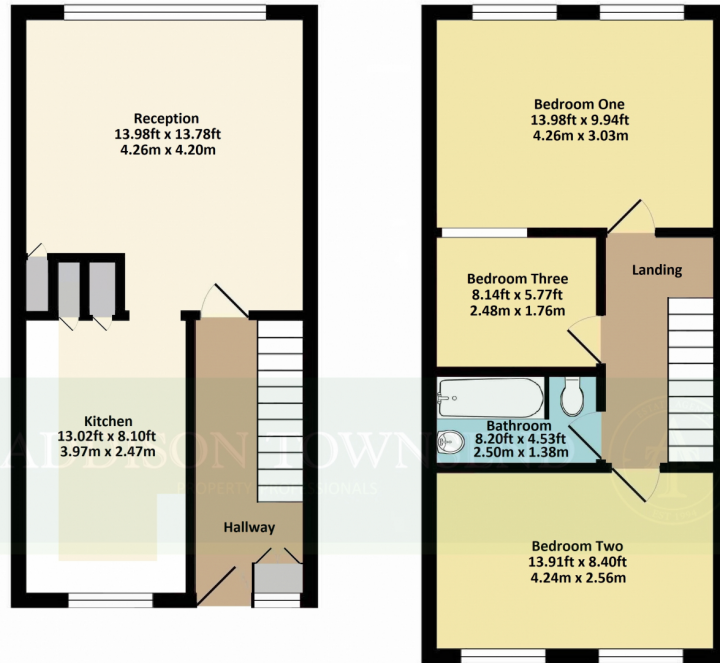
#### **Bedroom Two** *4.24m x 2.56m (13.91ft x 8.40ft)*

Double glazed windows to front

#### **Bedroom Three** *2.48m x 1.76m (8.14ft x 5.77ft)*

#### **Bathroom** *2.50m x 1.38m (8.20ft x 4.53ft)*

Tiled three piece bathroom suite comprising of; panel bath, pedestal wash hand basin, low level flush toilet, radiator, spot lighting



**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS



TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.7SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

