



 4  
Bedrooms

 2  
Bathrooms





Addison Townsend are delighted to offer this immaculate end of terraced house in quiet cul-de-saq location in Winchmore Hill. The accommodation offers a front garden with an inviting entrance, two reception rooms (one of which could be used as a bedroom, utility area with downstairs W/C, kitchen and dining area and extended reception room to the rear. On the first floor, there are three bedrooms, one en-suite and one family bathroom. There is the added benefit of a large landing overlooking the local park which the property backs onto. On the second floor there is another bedroom with full dormer and ample storage in the eaves. Externally the property has a garden and a newly built garage with an electric door which accessed on a service road via the rear, this can be used to park your car, home gym or storage. The property has been recently refurbished and extended to a great standard so would be ready for any incoming buyers. The property itself is within walking distance to Green Lanes with its local shops, restaurants, and bus routes. The property is also within walking distance to Winchmore Hill Overground Station, The Green, Firs Farm Wetlands and local School catchments. The property can be offered chain free.



Approximate Gross Internal Area 1980 sq ft – 184 sq m  
 Ground Floor Area 797 sq ft – 74 sq m  
 First Floor Area 541 sq ft – 50 sq m  
 Second Floor Area 303 sq ft – 28 sq m  
 Garage Area 343 sq ft – 32 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address:



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

