



 **5**
Bedrooms

 **1**
Bathroom





Addison Townsend are delighted to offer this attractive and substantial four/five bedroom Edwardian semi-detached corner property situated in this quiet location within half a mile of Winchmore Hill Green and British Rail station. Accommodation comprises three reception rooms, kitchen/breakfast room and guest cloakroom to the ground floor. Four good sized bedrooms, a further bedroom currently used as a dressing room, bathroom and separate w.c. complete the first floor. There is a large rear garden and off-street parking with potential for a garage. EPC rating E. Council tax band G. Offered CHAIN FREE.

Hallway

Original stained glass residential door and window to lobby. Double doors into hallway. Central heating radiator. Wood flooring.

First Reception Room

25' 9" x 16' 8" (7.84m x 5.08m) Large original sash bay window, further round sash bay and further original sash window. Three central heating radiators. Attractive fireplace with fitted shelving and storage cupboards below to alcoves. Wood flooring.

Second Reception room

17' 8" x 11' 11" (5.38m x 3.63m) Original windows and French door to rear garden. Two period style central heating radiators. Wood flooring.

Dining Room

16' 11" x 13' 0" (5.15m x 3.96m) Three original sash windows to side aspect. One central heating radiator. Wood flooring. Opening to kitchen.

Kitchen/Breakfast Room

16' 3" x 19' 9" (4.95m x 6.02m) Large semi-circular island with two inset circular sinks. Storage cupboards beneath. Two separate large fitted storage units including integrated electric oven/grill/microwave, fridge/freezer and coffee machine. Separate range cooker with filter chimney above. Three column central heating radiators. Corner screened utility area fitted units and circular sink inset to worktop. Wall-mounted Vaillant gas central heating boiler (system not tested). Plumbing for washing machine and space for tumble dryer. Double glazed French doors to rear garden. Wood flooring.

Guest Cloakroom

Original window. Vanity wash hand basin. Low level w.c. Central heating radiator. Part-tiled walls and tiled flooring.

First Floor Landing

Stained glass window to flank wall. Two storage/linen cupboards. Central heating radiator. Wood flooring. Access to roof space – POTENTIAL FOR EXTENSION, subject to planning.

First Bedroom

18' 0" x 11' 2" (5.48m x 3.40m) Original sash windows to front bay. Fitted wardrobes. Three central heating radiators. Wood flooring.

Second Bedroom

14' 0" x 13' 3" (4.26m x 4.04m) Original sash window to round bay. Three central heating radiators. Fitted carpet.

Third Bedroom

16' 10" x 11' 10" (5.13m x 3.60m) Original sash windows. Original style fireplace. Two central heating radiators. Fitted carpet.

Fourth Bedroom

11' 2" x 9' 5" (3.40m x 2.87m) Original sash bay window. Central heating radiator. Fitted carpet.

Fifth Bedroom/Dressing room

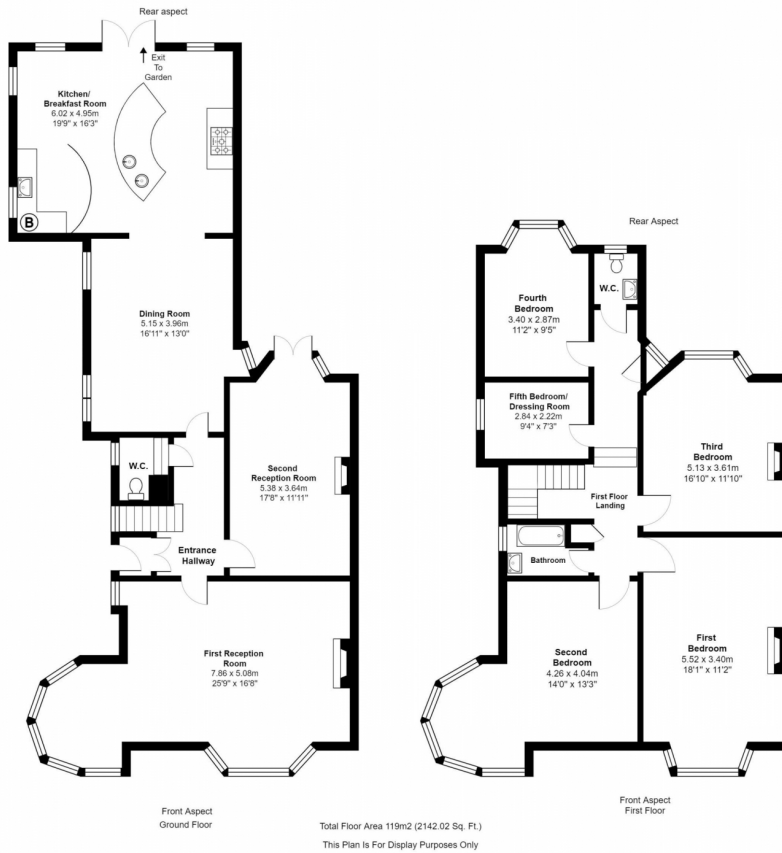
9' 4" x 7' 3" (2.84m x 2.21m) Currently used as a Dressing Room. Original sash window. Fitted wardrobe cupboards, mirror. Central heating radiator. Fitted carpet.

Bathroom

Double glazed opaque window. Bath with shower. Shower screen. Vanity wash hand basin. Upright central heating radiator. Tiled walls and flooring.

Separate WC

Opaque window. Vanity wash hand basin. Low level w.c. Central heating radiator. Part-tiled walls and flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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