



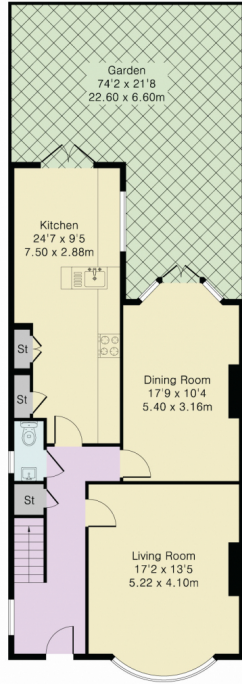
 4
Bedrooms

 2
Bathrooms



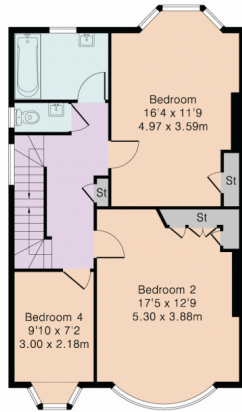


Addison Townsend are pleased to offer this lovely four bedroom semi detached house with beautiful south facing garden for sale on a popular residential road in Winchmore Hill. The property is within 0.5miles of Winchmore Hill Overground Station, Winchmore Hill Green with its shops, pubs, restaurants and bus routes and is also conveniently located close to Sainsburys, Green Lanes and local schooling. The accommodation offers two reception rooms, downstairs W/C, spacious extended kitchen/dining room, three bedrooms with family bathroom on the first floor with spacious converted loft room and en-suite on the second floor. Further benefits include off street parking, double glazing throughout and wealth of original features.

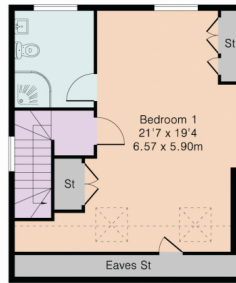


Ground Floor

Approximate Gross Internal Area 1854 sq ft – 172 sq m
 Ground Floor Area 765 sq ft – 71 sq m
 First Floor Area 656 sq ft – 61 sq m
 Loft Room Area 433 sq ft – 40 sq m



First Floor



Loft Room

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Fernleigh Road, N21



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.

