



 4
Bedrooms

 2
Bathrooms

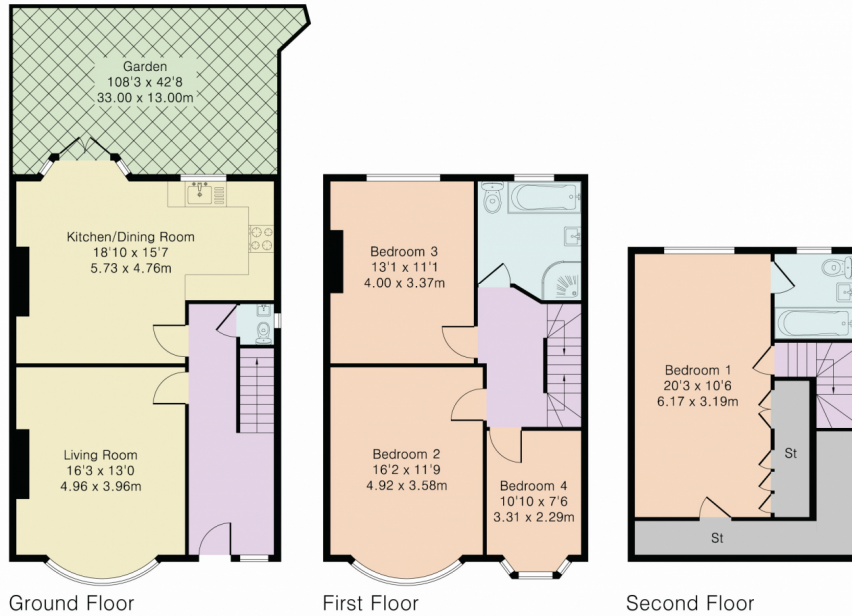




Addison Townsend are delighted to bring to the market this lovely semi detached house for sale in a quiet residential turning in Winchmore Hill with a wealth of original features throughout the property. The accommodation consists of one reception room, kitchen dining area, downstairs W/C, family bathroom, three bedrooms on the first floor and loft room with en-suite on the second floor with stunning views. Externally the property offers off street parking, garage to rear and over 100ft garden. Further benefits include gas central heating, potential extend on the ground floor subject to planning and is offered chain free.



Approximate Gross Internal Area 1492 sq ft – 139 sq m
 Ground Floor Area 589 sq ft – 55 sq m
 First Floor Area 570 sq ft – 53 sq m
 Second Floor Area 333 sq ft – 31 sq m



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	58	
(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: The Orchard, 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.

