



 4
Bedrooms

 2
Bathrooms

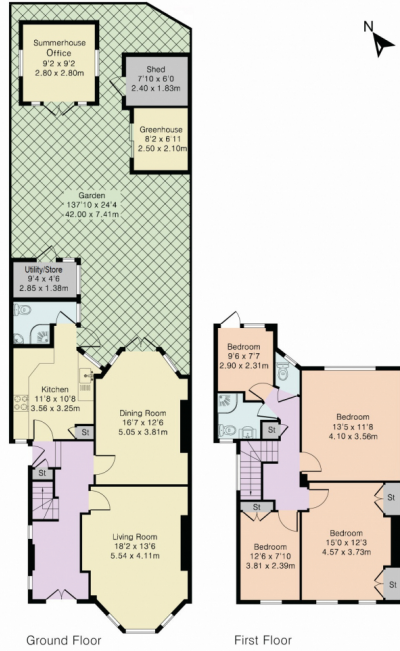




Addison Townsend are delighted to offer this stunningly presented four bedroom Edwardian semi-detached property situated in this quiet location within half a mile of Winchmore Hill Green and British Rail station. Accommodation comprises a beautiful entrance hall, two large reception rooms, bespoke fitted kitchen and shower room to the ground floor. Four well proportioned bedrooms, shower room and separate w.c. complete the first floor. There is a wonderfully mature and landscaped 135' rear garden with secluded green outlook and garden room/office to rear with electric and Cat6 internet connections. The front offers a paved driveway providing off-street parking for two vehicles. The property further benefits from a wealth of original period features with all update works done in keeping with the original style of the house. Further benefitting from potential to extend subject to planning permission. Offered CHAIN FREE.



Approximate Gross Internal Area 1594 sq ft – 149 sq m
Ground Floor Area 746 sq ft – 69 sq m
First Floor Area 655 sq ft – 62 sq m
Outbuilding Area 193 sq ft – 18 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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, London, 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.

