



 3
Bedrooms

 1
Bathroom

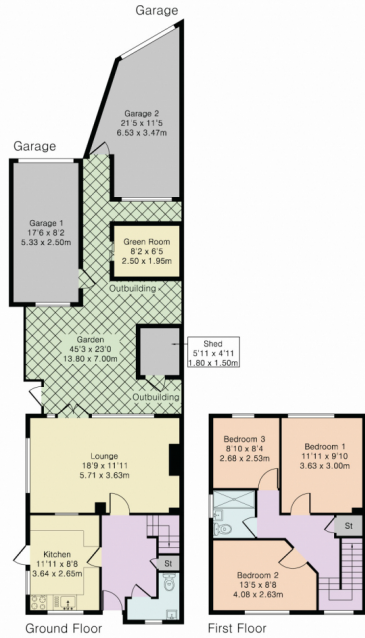




Addison Townsend are pleased to bring to offer this lovely three bedroom semi detached house in a quiet residential turning in Winchmore Hill located within 0.7 miles of Winchmore Hill Overground Station, 0.2 miles of Highfield Primary School and 0.2 miles of Winchmore Hill Secondary School. The property is also within proximity to local shops, restaurants, other local amenities. The accommodation offers welcoming entrance, ground floor W/C, bright and airy reception room, fitted kitchen-dining area, family bathroom, three bedrooms, ample storage in the loft, gardens and two garages to the rear. Further benefits include gas central heating and double glazing throughout. Chain Free.



Approximate Gross Internal Area 1309 sq ft – 122 sq m
 Ground Floor Area 460 sq ft – 43 sq m
 First Floor Area 452 sq ft – 42 sq m
 Garage Area 315 sq ft – 29 sq m
 Outbuilding Area 82 sq ft – 8 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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: Beverley Close, 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.

