



3

Bedrooms



1

Bathroom





Addison Townsend are pleased to offer this well presented and extended end of terraced house for sale situated in a quiet residential turning in Winchmore Hill and is located within 0.9miles of both Winchmore Hill and Grange Park Overground Stations. The property offers two reception rooms, kitchen, downstairs W/C, understair storage, three bedrooms, family bathroom, beautiful rear garden and garage with mezzanine storage. Further benefits include off street parking, gas central heating, double glazed windows throughout and potential to convert the loft subject to the usual planning consents. The property is located witin close proximity to local shops, pubs, restaurants, bus routes and local primary and secondary school catchments. The property is being offered chain free.



Approximate Gross Internal Area 1343 sq ft – 125 sq m
Ground Floor Area 862 sq ft – 80 sq m
First Floor Area 481 sq ft – 45 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Oxford Gardens, London, N21

