





## Elm Park Road, N21

Addison Townsend are pleased to bring to the market this substantial Edwardian semi detached house for sale in Winchmore Hill offering a wealth of original features throughout. The accommodation offers a spacious entrance hall, two reception rooms, kitchen/dining area, downstairs W/C, downstairs shower room, five bedrooms on the first floor with family bathroom, front and rear gardens. Further benefits include gas central heating, double glazing throughout and potential to extend subject to the usual planning consents. The property is located within 0.5 miles of Winchmore Hill Overground Station as well a close proximity to Green lanes with its local shops, restaurants, pubs and bus routes. The property is being offered chain free.

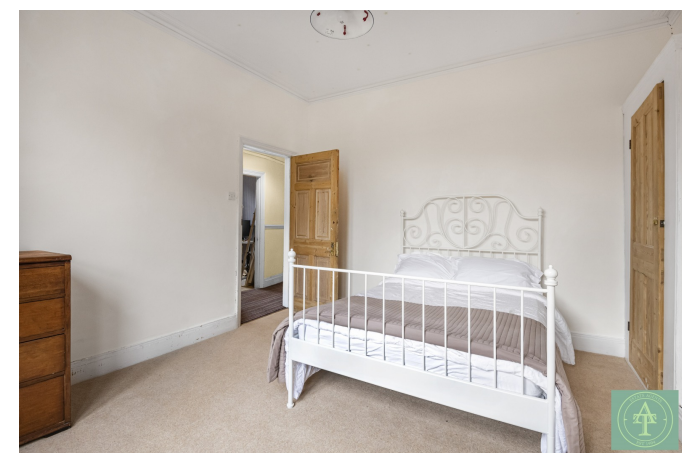


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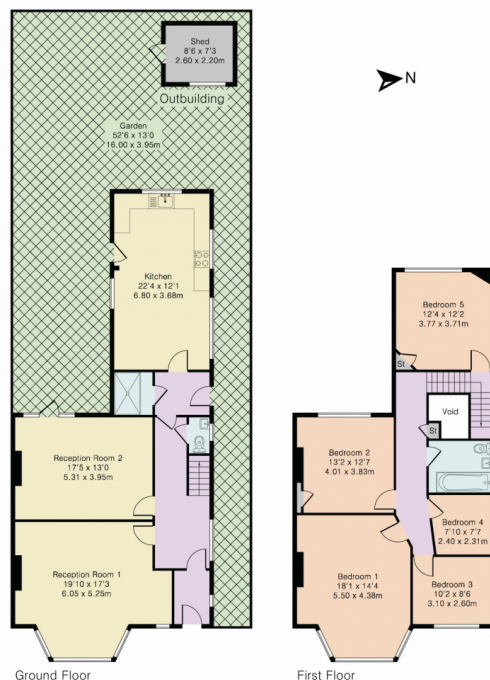
Tenure : Freehold

EPC D

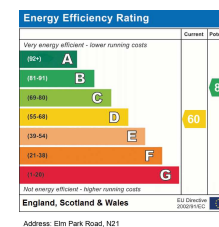
Sq.Ft : 1027



Approximate Gross Internal Area 1971 sq ft – 183 sq m  
 Ground Floor Area 1027 sq ft – 95 sq m  
 First Floor Area 882 sq ft – 82 sq m  
 Outbuilding Area 62 sq ft – 6 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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

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