



 4
Bedrooms

 2
Bathrooms

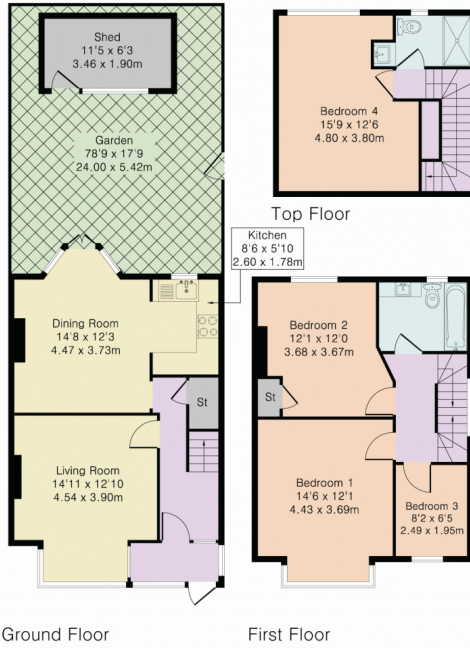




Addison Townsend are delighted to offer this lovely four bedroom end of terrace house in Winchmore Hill within 0.6miles of Winchmore Hill Overground Station, Winchmore Hill Green and proximity to Grovelands Park. The property is conveniently situated close to shops, restaurants, pubs and bus routes. The property is also located within 0.1miles of Highfield Primary School, 0.2 miles of Winchmore Secondary School and 0.6 miles of St Pauls C of E Primary School. The accomodation offers two reception rooms, kitchen, four bedrooms, family bathroom one ensuite, rear garden, off street parking, gas central heating and double glazing throughout. The property is being offered chain free.



Approximate Gross Internal Area 1318 sq ft – 122 sq m
 Ground Floor Area 570 sq ft – 53 sq m
 First Floor Area 477 sq ft – 44 sq m
 Top Floor Area 271 sq ft – 25 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(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:



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.

