

ADDISON TOWNSEND

PROPERTY PROFESSIONALS



Offers in excess of £700,000  
The Brackens, EN1



 4  
Bedrooms

 1  
Bathroom



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Addison Townsend are delighted to offer this lovely semi detached house for sale in a quiet residential turning in Bush Hill Park. The property is within 0.7miles of Bush Hill Park Overground, 0.3 miles of Raglan Primary School and is within easy reach of the A10 with its links to the M25 and the A406. The accomodation offers two reception rooms, extended kitchen, downstairs W/C, Four bedrooms, beautiful rear garden and family bathroom. Further benefits include double glazed windows, gas central heating, off street parking and garage to rear. The property is offered chain free.



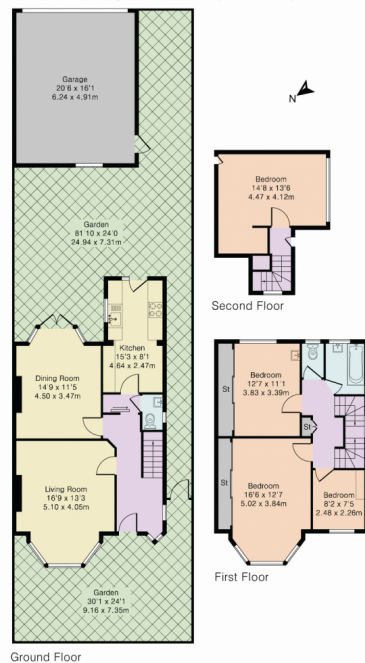
**Approximate Gross Internal Area 1677 sq ft - 156 sq m**

Ground Floor Area 617 sq ft - 57 sq m

First Floor Area 526 sq ft - 49 sq m

Second Floor Area 204 sq ft - 19 sq m

Garage Area 330 sq ft - 31 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: The Brackens, EN1

