



 5
Bedrooms

 2
Bathrooms



Addison Townsend are delighted to offer this five bedroom extended semi detached house located on a quiet residential road in Winchmore Hill backing on to Grovelands park. The property offers; two receptions, kitchen with breakfast area, five bedrooms, family bathroom, shower room, approximately 140ft south-east facing garden, off street parking and garage accessed by shared drive. The property is located 0.6 miles to Winchmore Hill BR Station and The Green while also being 0.7 miles to Southgate Underground Station.

Hallway

Glazed entrance door with windows to side, wood effect flooring, radiator, coved cornices, picture rails, storage under stairs

Front Reception 5.01m x 4.24m (16.44ft x 13.91ft)

Double glazed bay window to front, feature fireplace, coved cornices, radiators, wall mounted lighting

Rear Reception 4.65m x 3.92m (15.26ft x 12.86ft)

Double glazed sliding patio doors to garden, coved cornices, radiator

Kitchen 5.99m x 2.92m (19.65ft x 9.58ft)

Range of wall and base units, integrated hob with extractor hood, integrated oven, integrated oven/grill, integrated warming drawer, under mounted one and a half sink, integrated dish washer, integrated fridge/freezer, double glazed windows to side and rear, double glazed door to garden, tiled flooring, low voltage spot lighting, pantry cupboard housing boiler and plumbing for washing machine

Landing

Turning staircase to first floor, leaded stained glass window to side, picture rails

Bedroom One 5.03m x 3.82m (16.50ft x 12.53ft)

Double glazed bay window to front, radiator, coved cornices, fitted wardrobes

Bedroom Two 4.47m x 3.95m (14.67ft x 12.96ft)

Double glazed bay window to rear, coved cornices, fitted wardrobe, radiator

Bedroom Three 2.56m x 2.46m (8.40ft x 8.07ft)

Double glazed bay window to front, radiator

Bathroom 2.81m x 2.25m (9.22ft x 7.38ft)

Three piece bathroom suite comprising of; panel bath with shower attachment, vanity wash hand basin with storage under, low level flush toilet, partially tiled walls, two frosted double glazed windows to rear, low voltage spot lighting, storage cupboard, towel radiator

Landing

Turning staircase to second floor, window to side

Bedroom Four 5.52m x 3.03m (18.11ft x 9.94ft)

Juliet balcony with double glazed doors and double glazed windows to rear, velux window to front, spot lighting, radiators, storage to eaves

Bedroom Five/Study 3.25m x 1.75m (10.66ft x 5.74ft)

Double glazed window to rear, spot lighting

Shower Room 1.91m x 1.91m (6.27ft x 6.27ft)

Three piece shower room comprising of; tiled shower cubicle, low level flush toilet, vanity wash hand basin with storage under, towel radiator, laminate flooring, velux window, extractor fan

Garden *43.00m x 8.67m (141.07ft x 28.44ft)*

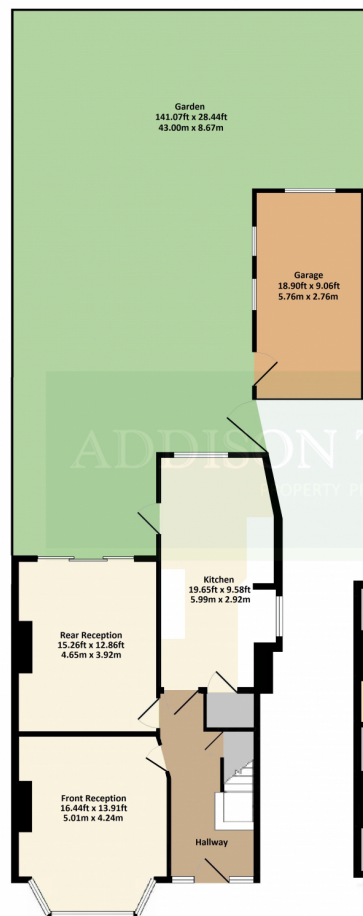
Paved patio with electric awning, stairs to laid lawn, mature plants and trees and rockery, access to side, access to garage

Garage *5.76m x 2.76m (18.90ft x 9.06ft)*

Electric rolling garage door, double glazed windows to side and rear, double glazed door to garden, power and lighting

Off Street Parking

Paved driveway



TOTAL APPROX. FLOOR AREA 1697.4 SQ. FT. (157.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

