



# Church Hill, London

£899,995

**Havilands**

the advantage of experience





- Superb Winchmore Hill location
- A short walk from Grovelands Park
- Rear extension with open plan living
- Bi-fold doors and high spec kitchen
- Large garden
- Garage and OSP
- Potential for loft conversion STP



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to present this 3 bed semi detached property in a fantastic location in Winchmore Hill.

The extended ground floor benefits from open plan living, with bi-fold doors leading onto a well maintained south facing garden. With a bay-fronted reception room, the ground floor also benefits from a utility room. This property has three good sized bedrooms with views of Grovelands Park and a four piece family bathroom. Subject to planning this property also has the potential to extend into the loft.

There is off-street parking for two cars, and a garage to the side of the property. This superbly located property is within walking distance of Winchmore Hill Green with it's wealth of shops and restaurants, and is well served by transport links. Early viewing is advised.

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
140.41 sqm / 1511.36 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes window sills, restricted head height  
129.09 sqm / 1389.41 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 137.16 sqm / 1476.38 sqft  
IPMS 3C RESIDENTIAL 130.39 sqm / 1408.99 sqft  
SRC ID: 6076c3fca5b0f0dcd3ca78e