



# Elmbank, London

£960,000

**Havilands**

the advantage of experience





- Virtual Tour Available
- 4 Bed, 2 Bath
- Extended Semi-Detached Home
- Downstairs W/C
- Utility room
- Private Rear Garden
- En-suite to Master
- Underfloor heating
- Chain Free



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



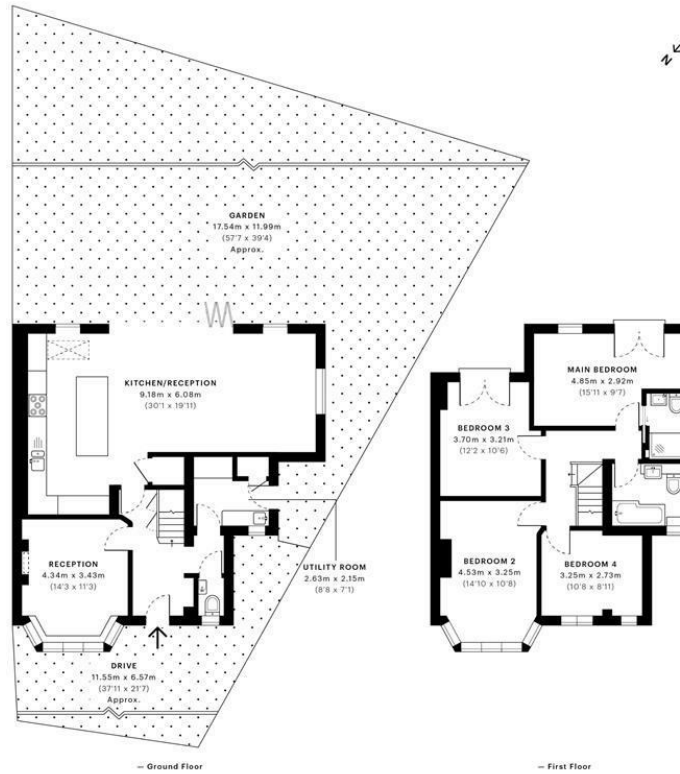
Havilands are delighted to present this semi-detached CHAIN FREE property on Elmbank that has been extended and completely transformed by the current owners. The rear living space is open plan to provide a fantastic kitchen/diner and rear reception with Bifolds doors to the garden. To the side of the bifolds are tilt & turn windows that also serve as doors to the garden. The kitchen is Schmidt with integrated appliances and underfloor heating. The downstairs accommodation is completed by a bright front reception room, utility room and downstairs cloakroom.

On the first floor there are four double bedrooms and a superb family bathroom along with an en-suite shower room to master.

The rear garden is very private with lawn, shrubs and a large patio area. The property also has a driveway for two cars.

Situated in this sought after turning within close proximity of Winchmore Hill Green and BR station, Southgate (Piccadilly tube) & local shops and restaurants. The Property is also within the catchment area of Eversley Primary School.

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



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
137.89 sqm / 1484.24 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanine, restricted head height  
127.78 sqm / 1375.41 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.19 sqm / 2.05 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 138.09 sqm / 1486.28 sqft  
IPMS 3C RESIDENTIAL 130.29 sqm / 1402.43 sqft  
spsc id: 6140995bc0ec8420e8247c4d1