



Lonsdale Drive,

£700,000

Havilands

the advantage of experience



- 3 bed, 2 reception
- Kitchen/diner/utility room
- Downstairs w/c
- Garage plus driveway for several cars
- Close to Junior & Secondary schools
- Chain Free
- Extension over garage STPP



For more images of this property please visit havilands.co.uk



Havilands are delighted to present this 3 bed, 2 reception, semi-detached house with garage and off street parking for several vehicles. The spacious hallway leads into the 1st reception room with feature fireplace. To the rear is a kitchen/diner which open into a delightful dining room which offers views of the mature garden. There is a utility room and downstairs WC. Upstairs there are 3 bedrooms, (the main with fitted wardrobes) and a family bathroom. Situated within short walk to some of the best primary/junior and secondary schools in Winchmore Hill. Walking distance to Oakwood Station on the Piccadilly line. Extension over garage subject to planning permissions. Chain free.

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Lonsdale Drive, EN2

CAPTURE DATE 13/10/2021 LASER SCAN POINTS 6,753,817

GROSS INTERNAL AREA

124.35 sqm / 1338.49 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
124.35 sqm / 1338.49 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
115.92 sqm / 1247.75 sqft

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

RESTRICTED HEAD HEIGHT
Controlled use area under 1.8m
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 124.49 sqm / 1340.00 sqft
IPMS 3C RESIDENTIAL 116.38 sqm / 1254.02 sqft
SPIC ID: 61600398cc7edde0dd566c515

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