



# Cambridge Gardens,

Offers In Excess Of £635,000



the advantage of experience





- 3 Bedroom Terraced Property in Quiet Residential Turning
- Garage to Rear
- Bright and Airy Through Lounge/Dining Room
- Large Garden
- Convenient for Grange Park and Winchmore Hill National Rail
- Easy Reach of Green Lanes Bus Stops, Shops and Amenities

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



Havilands are pleased to present this 3 bedroom terraced house, with garage to rear, located on a quiet residential road in Winchmore Hill. The ground floor includes a spacious through lounge/dining room with patio doors out to garden and a separate kitchen also with access out to garden. The first floor includes 3 bedrooms, 2 of which are double and bathroom with separate toilet. Ideally located for Grange Park and Winchmore Hill National Rail Stations (Moorgate 30 minutes). As well as easy reach of good schools, Green Lanes bus stops, local shops and amenities. Viewing highly recommended.

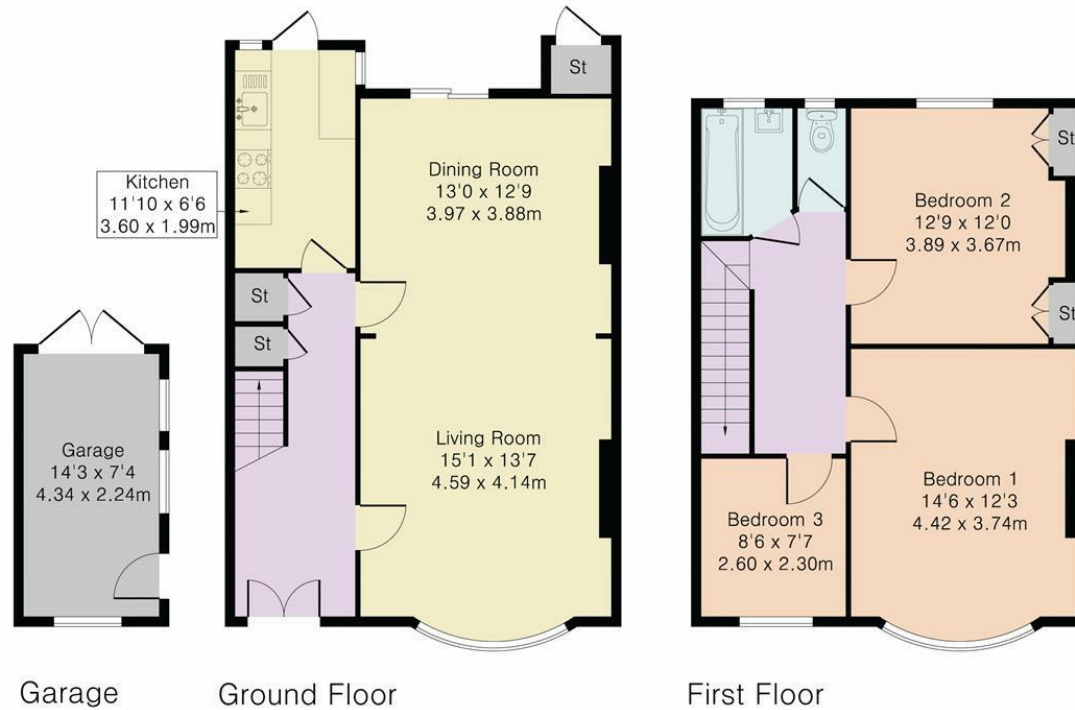
Tenure: Freehold

Council Tax Band: E

EPC: Current 47E Potential 79C

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Approximate Gross Internal Area 1280 sq ft – 119 sq m  
 Ground Floor Area 606 sq ft – 56 sq m  
 First Floor Area 569 sq ft – 53 sq m  
 Garage Area 105 sq ft – 10 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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