



Firs Park Avenue, London

£600,000

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- Three Bedroom Semi-Detached House
- Chain Free
- Off-Street Parking
- Garage
- Potential to Extend (STPP) to Side, Rear & into Loft
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School & Latymer School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby

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





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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED HOUSE on Firs Park Avenue, N21. Located on the borders of Winchmore Hill & Bush Hill Park, the property offers 1273sqft of living space and is comprised of: three bedrooms, family bathroom, two reception rooms and kitchen. The property also benefits from off-street parking and a garage to the side of the property as well as an approx 60ft rear garden. The property has the potential to extend (STPP), to the rear, side and into the loft.

Ideally located for both families and commuters, the house offers ease of access to the A10 with direct links to both the M25 and A406 as well as into central London. The house is also within walking distance of Winchmore Hill Mainline Station providing direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services.

The house falls within the catchment area of sought after local schools including Highfield Primary (Outstanding) as well as Winchmore & Latymer Schools.

The property is within easy reach of shops and amenities with local stores on Green Lanes and Colosseum Retail Park a short drive away. Viewing is highly recommended to see the potential the house has to offer.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

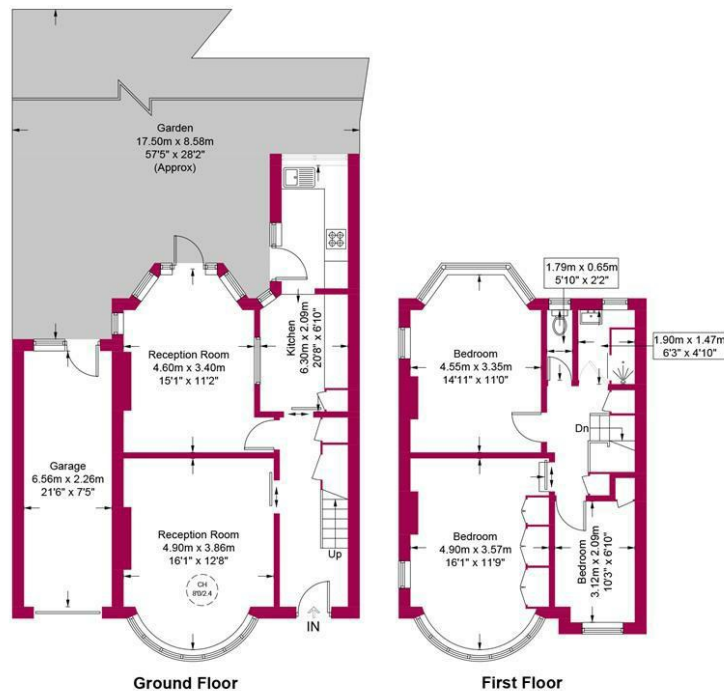
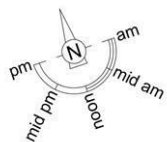
EPC Rating: Current 65(D); Potential 85(B)

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## Firs Park Avenue, N21

Approximate Gross Internal Area = 1273 sq ft / 118.3 sq m

Garage = 160 sq ft / 14.9 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Measurer**

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come by and meet the team

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