



22 Berkeley Gardens, Winchmore Hill, London, N21 2BA
£695,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

The property was built in the 1930's by Marshall Hood. The house has been well maintained and has the benefit of gas central heating, UPVC double glazing and potential for 5 bedrooms. Berkeley Gardens is a pleasant tree lined road situated within a short walk of local shops and buses at Bush Hill Parade, Enfield Town shopping

Centre and Grange Park station (Moorgate & West End) are a short drive away.



- SPACIOUSLY PLANNED BEDROOM TERRACE HOUSE
- FOUR / FIVE BEDROOMS
- SHOWER ROOM TO 2ND FLOOR
- FAMILY BATHROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- 70' REAR GARDEN
- DOUBLE WIDTH GARAGE AND REAR DRIVEWAY
- TENURE - FREEHOLD. COUNCIL TAX BAND E - ENFIELD COUNCIL



ENTRANCE PORCH

White UPVC double glazed double doors leading through to

ENTRANCE HALL

15'6 x 6'1 (4.72m x 1.85m)

Double doors. Radiator. Under stairs storage cupboard.

FRONT RECEPTION ROOM

14'10 x 13'6 (4.52m x 4.11m)

Radiator.

REAR RECEPTION ROOM

13'6 x 31'1 (4.11m x 9.47m)

Two radiators. Serving hatch to kitchen. Double glazed sliding door to rear garden.

KITCHEN

12'1 x 6'7 (3.68m x 2.01m)

Inset one and a half bowl stainless steel sink unit with mixer taps. Range of wall and floor units with laminate work surfaces. Radiator. plumbing fort automatic dishwasher and washing machine. Cork tiled flooring.

FIRST FLOOR LANDING

Stairs to ground floor.

BEDROOM TWO

15'1 x 12'4 (4.60m x 3.76m)

Radiator. Extensive range of fitted wardrobes.

BEDROOM THREE

13'3 x 11'10 (4.04m x 3.61m)

Radiator. Extensive range of fitted wardrobes. Gas central heating boiler in cupboard.

BEDROOM FOUR

Radiator. Oriel bay window.



SECOND FLOOR LANDING

Stairs to first floor.

BEDROOM ONE

21'2 x 14'7 (6.45m x 4.45m)

Radiators. Dual aspect room with roof top views of surrounding area. Fitted wall and floor cupboards with inset sink unit. Potential to divide into two double bedrooms.

SHOWER ROOM

6'9 x 6'6 (2.06m x 1.98m)

White suite comprising enclosed shower cubicle. Pedestal wash hand basin. Part tiled walls. Radiator. Wall cabinet. Low level W.C.

REAR GARDEN

70' approx (21.34m approx)

Paved area leading to lawn and well stocked flower and shrub borders. Brick build store cupboard with power and lighting.

DETACHED DOUBLE WIDTH GARAGE

19'8 x 16'3 (5.99m x 4.95m)

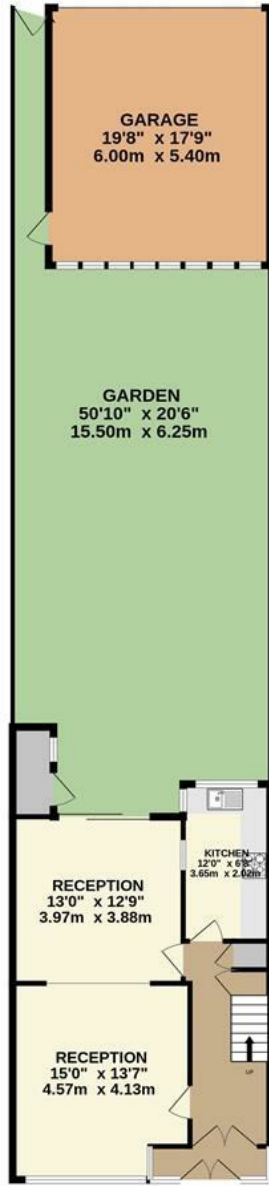
Inspection pit. Automatic u and over door to secure gated vehicular access.

Tenure - Freehold. Council tax band E - Enfield Council.





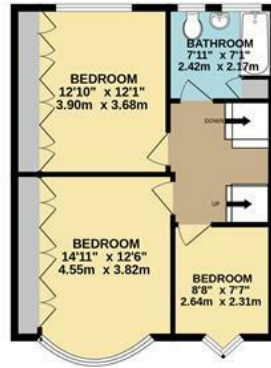
GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.

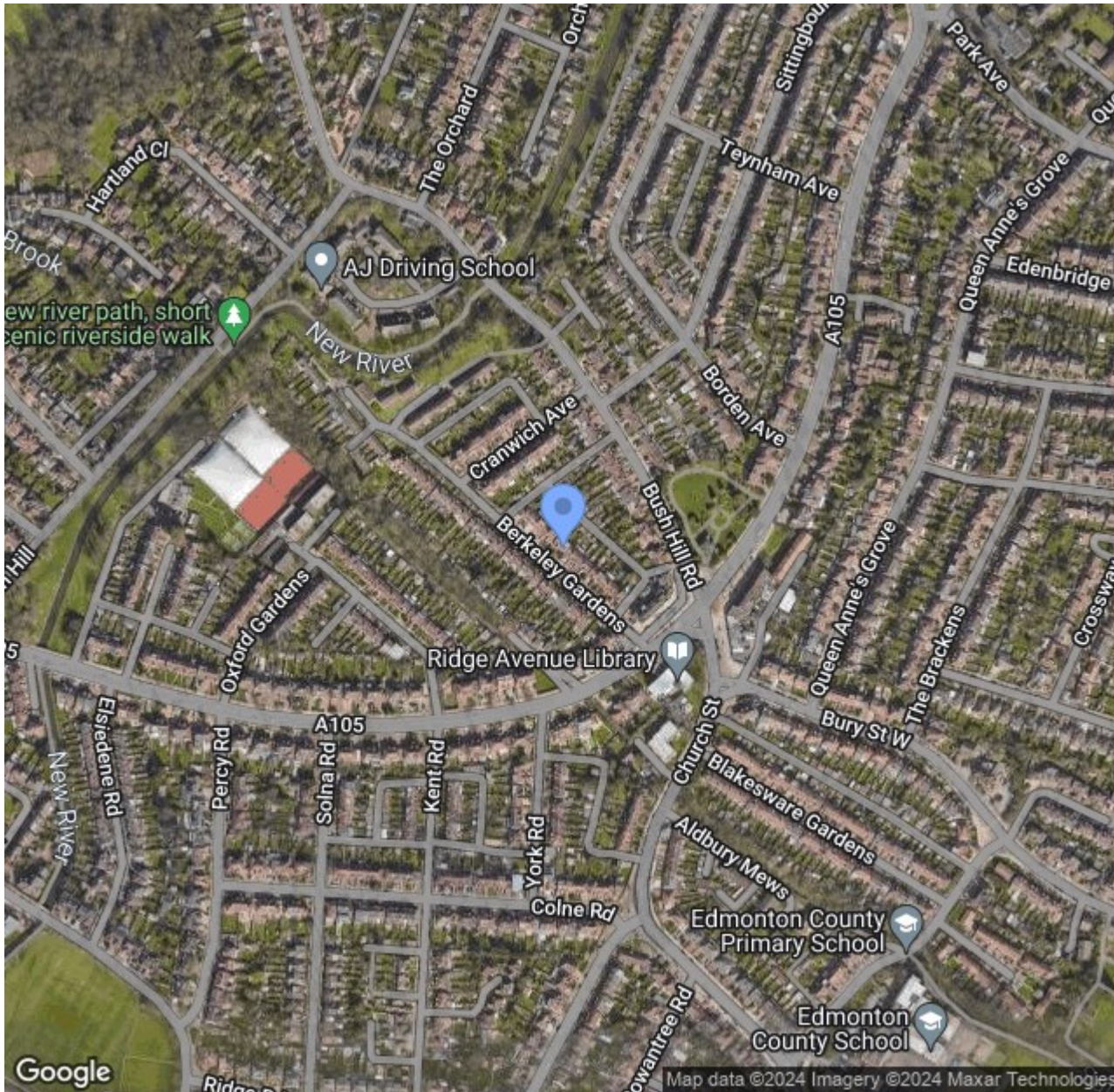


2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>95-100 A</p> <p>85-95 B</p> <p>75-85 C</p> <p>65-75 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p> <p>25-35 H</p> <p>1-25 I</p> <p>Not energy efficient - higher running costs</p>	<p>83</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>95-100 A</p> <p>85-95 B</p> <p>75-85 C</p> <p>65-75 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p> <p>25-35 H</p> <p>1-30 I</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>63</p>
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	



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