





Sherbrook Gardens, Winchmore Hill, N21

£825,000

Addison Townsend are pleased to offer this three bedroom semi detached house located on a quiet residential road in Winchmore Hill within walking distance of The Green. The house offers; two reception rooms, fitted kitchen, lean-to on the ground floor, three bedrooms and family bathroom on the second floor, private rear garden with fruit trees and off street parking. The house is located just 0.5 miles to Winchmore Hill Station while being a short walk to Green Lanes which offers a range of shops, supermarkets, restaurants and bus routes. A stone's throw from a tennis club and within the catchment area for good schools including St Pauls school. Offered Chain Free.



2 3 1

Tenure : Freehold

Council Tax Banding : F

EPC D

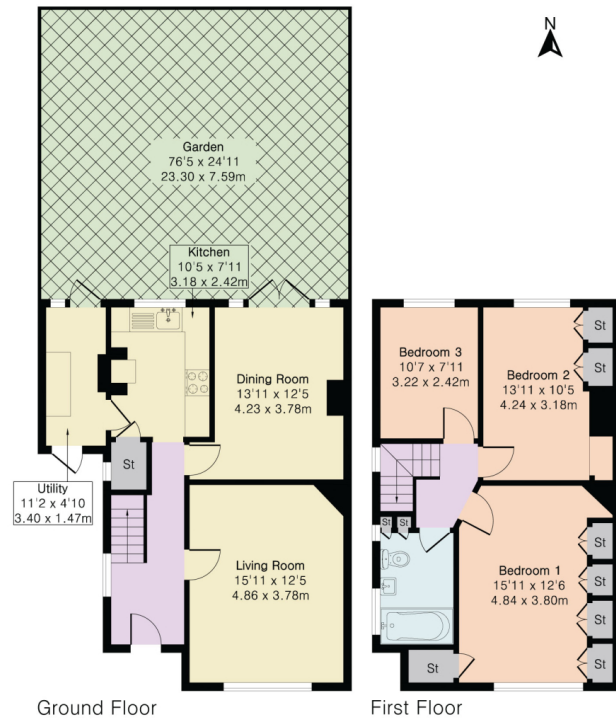
Sq.Ft : 1166



Approximate Gross Internal Area 1166 sq ft - 108 sq m

Ground Floor Area 606 sq ft – 56 sq m

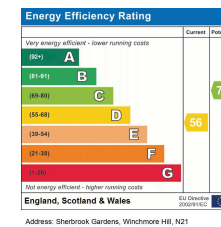
First Floor Area 560 sq ft – 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements



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