

FREEHOLD



House - Semi-Detached

45 PARK VIEW, LONDON, N21 1QS

Offers Over

£800,000

FEATURES

- Chain Free
- Four bedrooms
- Guest cloakroom
- Off Street Parking to Front
- 1448 sq.ft
- Two Bathrooms
- 70ft Rear Garden
- Garage access via Shared Driveway



RASH & RASH

4 Bedroom House - Semi-Detached located in London

Situated in the sought after road, this chain free semi-detached family home presents a wonderful opportunity to acquire a property in one of Winchmore Hill's most desirable locations. Offering generous living space arranged over three floors, the house provides superb scope to renovate, modernise and create a home tailored entirely to your own taste, with further potential to extend to the rear subject to the usual planning consents.

The accommodation comprises four bedrooms and two bathrooms, including a loft conversion with its own shower room, ideal for guests, a teenager's suite or a home office. The ground floor benefits from a guest cloakroom, a separate kitchen and flexible reception space, while outside there is off-street parking and a garage accessed via a shared driveway.

The location is particularly attractive, positioned moments from the open green spaces of Grovelands Park, a beautiful historic park with a lake, café and woodland walks, perfect for families and outdoor enthusiasts alike. The area is renowned for its strong sense of community and excellent schooling, including highly regarded options such as Eversley Primary School and Highlands School, making it a firm favourite with families.



Call us on
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Council Tax Band
F

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

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

