



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



3

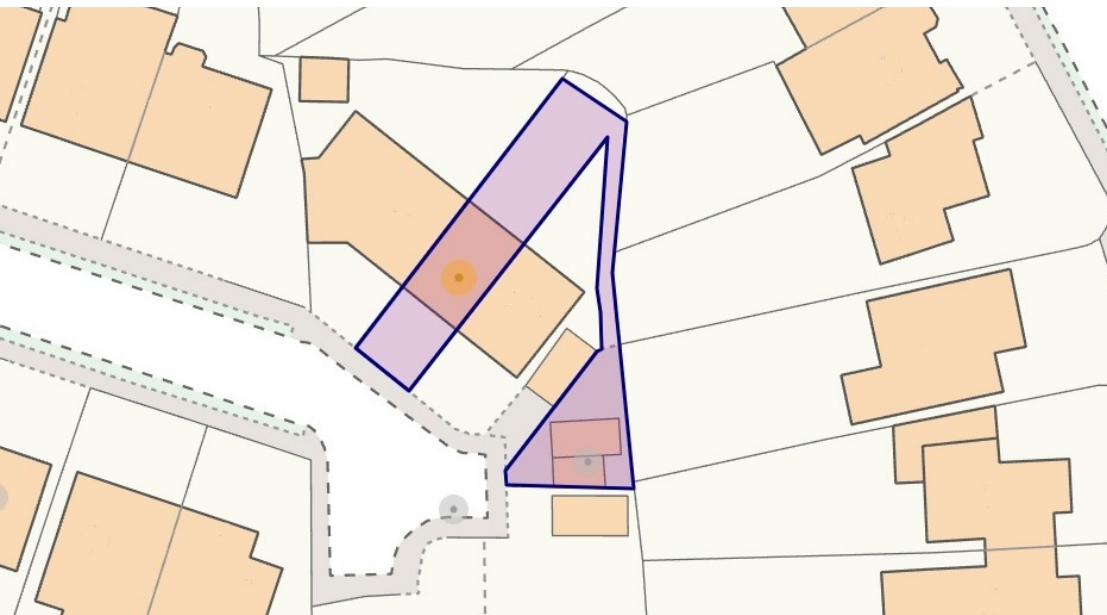
Bedrooms



1

Bathroom

Mantlestates.com



Well-presented 3 Bedroom Terraced House with a LARGE LOUNGE and FITTED KITCHEN WITH BREAKFAST AREA. Set in a QUIET CUL-DE-SAC, with 3 good-sized bedrooms and a bathroom with a walk-in shower and bathtub. The property has 2 DETACHED GARAGES that could potentially be developed STPP, connected by a footpath directly from the house, also boasting parking for up to 3 cars. The property is very well located to Winchmore Hill Train Station, Shopping facilities, restaurants, cafes and popular schools. Offered CHAIN FREE.

Well-presented 3 Bedroom Terraced House with a Large Lounge and Fitted Kitchen with Breakfast area. 3 good-sized bedrooms and a bathroom with a walk-in shower and bathtub. The property has 2 Detached Garages that could potentially be developed STPP, connected by a footpath directly from the house, also boasting parking for up to 3 cars.

The property is set in a Quiet Cul-De-Sac and is very well located to Winchmore Hill Train Station, Shopping facilities, restaurants, cafes and popular schools. The property is offered CHAIN FREE,

ENTRANCE HALL: 9' 00" x 8' 10" (2.74m x 2.69m) Double-glazed front door, laminated flooring, radiator, coving to ceiling, under-stairs storage cupboard.

KITCHEN: 12' 09" x 18' 00" (3.89m x 5.49m) Double-glazed window to front aspect, wall and floor-standing kitchen units, electric hob, extractor, electric oven, sink drainer with mixer tap, plumbed for washing machine, gas central heating boiler, tiled flooring, part tiled walls, fitted fridge freezer.

LOUNGE: 12' 09" x 18' 00" (3.89m x 5.49m) Double-glazed door to garden, double-glazed window to rear aspect x 2, carpet, radiators x 2, coving to ceiling, wall lights x 2.

LANDING: 9' 07" x 4' 00" (2.92m x 1.22m) Carpet, loft access.

FRONT BEDROOM: 12' 01" x 8' 06" (3.68m x 2.59m) 12'01" x 8'06" > 5'06" Double-glazed window to front aspect, carpet, radiator.

FRONT BEDROOM: 8' 05" x 9' 03" (2.57m x 2.82m) Double-glazed window to front aspect, radiator, carpet.

REAR BEDROOM: 12' 09" x 12' 07" (3.89m x 3.84m) Double-glazed window to rear aspect, carpet, radiator, coving to ceiling.

BATHROOM: 12' 06" x 12' 07" (3.81m x 3.84m) Double-glazed window to rear aspect, panel bath with mixer tap, low-level flush water closet, wash hand basin with mixer tap, mirrored cabinet, walk-in shower, tiled walls & flooring, spot lights, heated towel rail, storage cupboard.

GARDEN: 46' 00" x 19' 03" (14.02m x 5.87m) Raised patio, mainly laid to lawn.

PATHWAY to GARAGES 53' 00" x 3' 08" (16.15m x 1.12m) Pathway from the garden to the garages.

GARAGE PATIO AREA: 17' 00" x 4' 00" (5.18m x 1.22m) (17'00" > 4'00") x (15'04" > 3'06)

GARAGES x 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Laurel Drive, Winchmore Hill N21

