





## Hyde Park Avenue, N21

Requiring modernisation, Addison Townsend are pleased to bring to the market this semi detached house for sale with garage to side situated in a quiet residential turning in Winchmore Hill. The accommodation offers two receptions, kitchen, three bedrooms, bathroom and rear garden. Further benefits include gas central heating, double glazed windows throughout and potential to extend subject to the usual planning consents. This property is being offered chain free.

The property is located within 0.8miles of Winchmore Hill Overground Station, 0.4miles to Highfield Primary and Winchmore Hill Secondary Schools, close proximity to Firs Farm Wetlands and is within walking distance to Green Lanes with its local shops, restaurants and bus routes.





Tenure : Freehold

EPC D

Sq.Ft : 1071



**Approximate Gross Internal Area 1071 sq ft - 100 sq m**

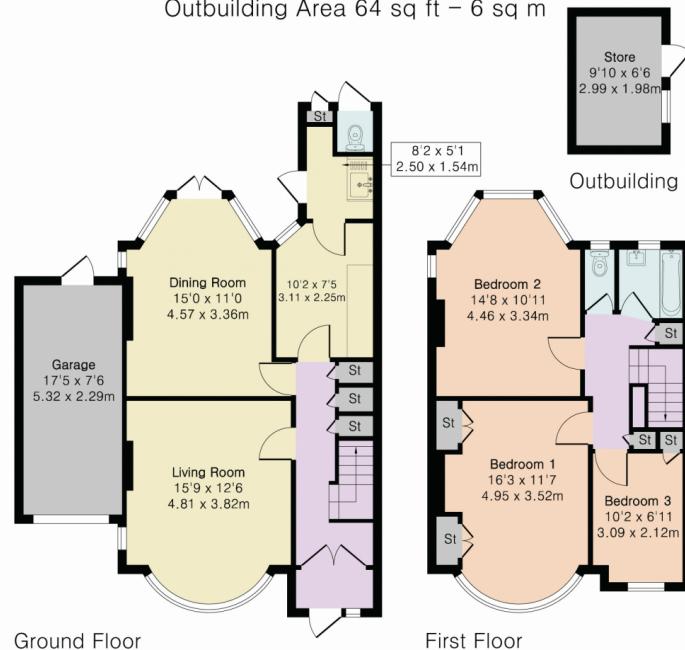
**(Excluding Garage & Outbuilding)**

Ground Floor Area 569 sq ft - 53 sq m

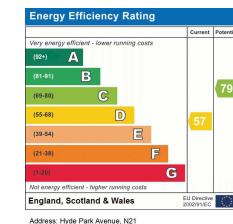
First Floor Area 502 sq ft - 47 sq m

Garage Area 131 sq ft - 12 sq m

Outbuilding Area 64 sq ft - 6 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/tenants are advised to recheck the measurements

02083608111

[www.addisontownsend.co.uk](http://www.addisontownsend.co.uk)  
info@addisontownsend.co.uk



**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS

