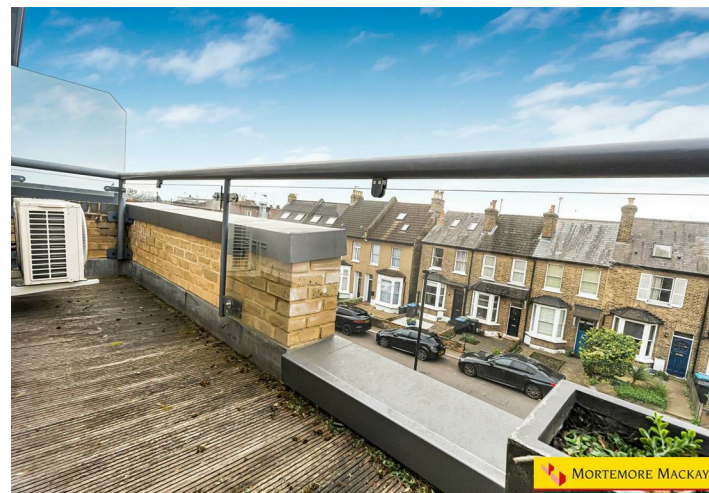
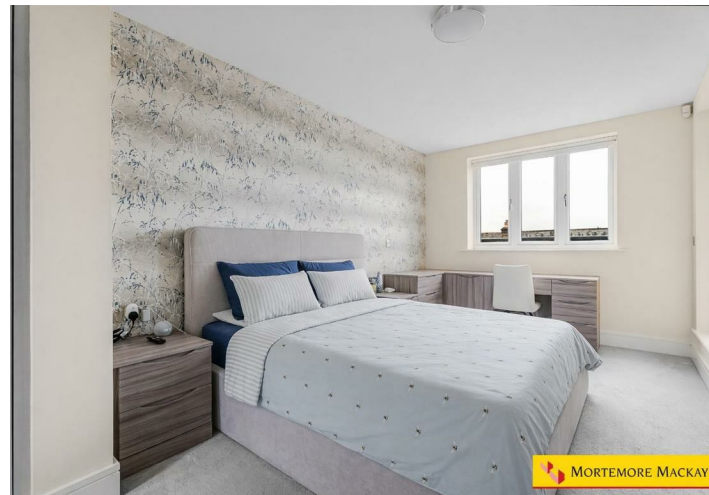




## VICARS MOOR LANE, N21 2QJ



**£900,000 Freehold**

- END OF TERRACE TOWNHOUSE
- TWO BATHROOMS
- DOWNSTAIRS WC
- PRIVATE REAR GARDEN
- OFF STREET PARKING AND EV CHARGING POINT
- FOUR BEDROOMS
- MODERN FITTED KITCHEN
- RECEPTION ROOM
- TWO BALCONIES
- SOLAR PANELS, 2 ZONE CENTRAL HEATING, AIR CONDITIONING

## Property Details

Placed on Vicars Moor Lane, in Winchmore Hill N21, this splendid end-of-terrace townhouse, built in 2017 by Shanly Homes, offers a modern and comfortable living experience. Spanning an impressive 1,313 square feet, this property is ideally situated just a stone's throw away from the vibrant shops, cafes, and restaurants along Green Lanes, N21, as well as the convenience of a Waitrose supermarket a few doors away.

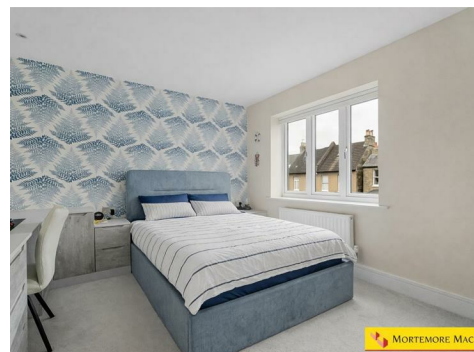
Arranged over three well-designed floors, the ground floor welcomes you with a spacious hallway leading to a contemporary fitted kitchen, a convenient downstairs WC, and a generous reception room measuring 15'9" by 15'5". This inviting space features doors that open onto a private rear garden, perfect for enjoying the outdoors.

The first floor comprises three thoughtfully laid out bedrooms, accompanied by a family bathroom, ensuring ample space for family living. Ascend to the second floor, where the principal suite awaits, complete with an ensuite shower room and delightful balconies at both the front and rear, providing a serene retreat.

There are bespoke fitted cupboards and smart motorised blinds throughout the home adding to the practicality and comfort.

Additional features of this property include off-street parking at the front, while the rear garden boasts a patio area, an artificial lawn, and a decked section, ideal for entertaining or relaxing in the sun. For added comfort, air conditioning is installed in the first & second bedrooms, ensuring a pleasant atmosphere throughout the warmer months.

This townhouse is a perfect blend of modern living and convenience, making it an excellent choice for families or professionals seeking a stylish home in a desirable location.

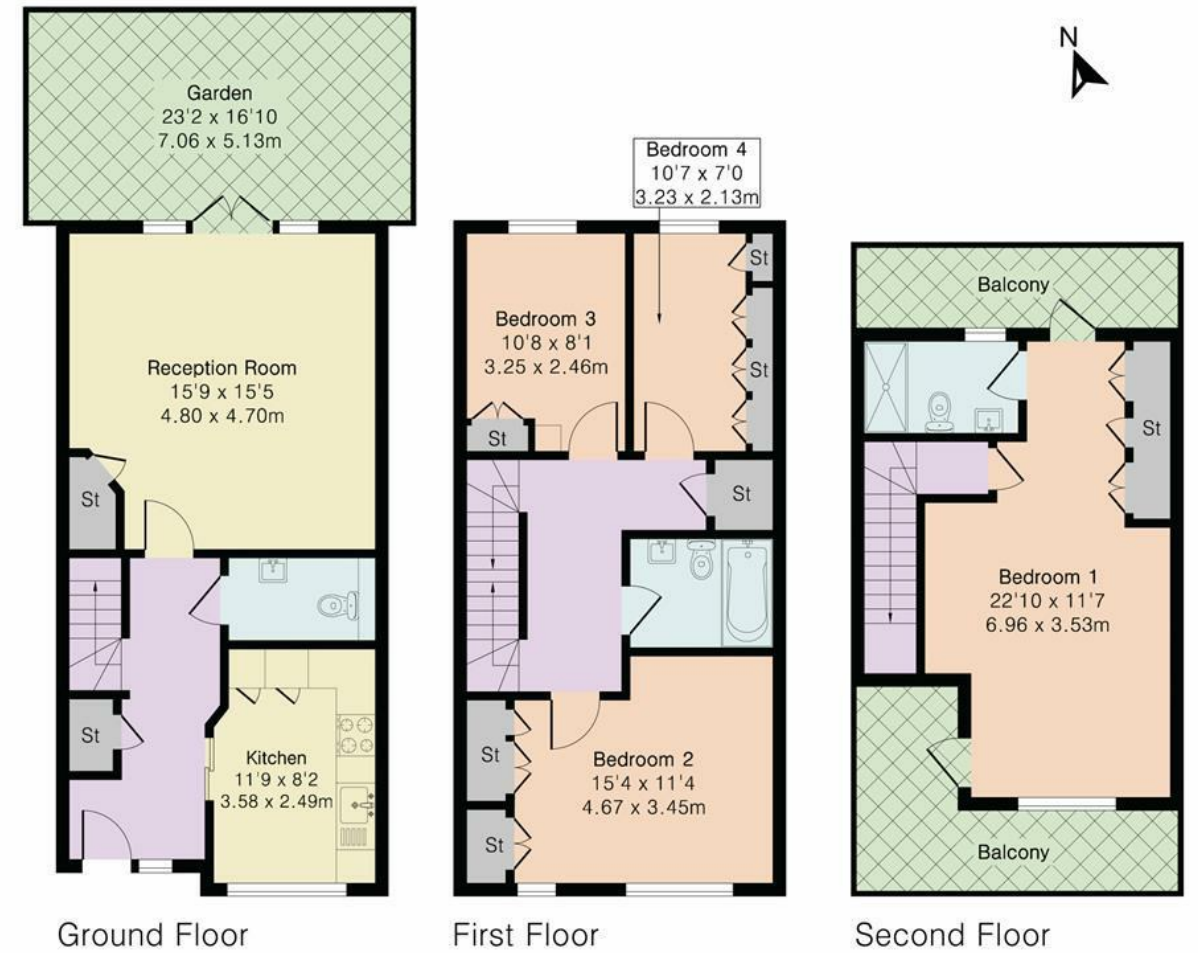


## Approximate Gross Internal Area 1313 sq ft - 121 sq m

Ground Floor Area 493 sq ft – 45 sq m

First Floor Area 501 sq ft – 47 sq m

Second Floor Area 319 sq ft – 29 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

