



## HOUNDSDEN ROAD, N21 1LU



**£1,165,000 Freehold**

- DETACHED
- TWO RECEPTIONS
- DOWNSTAIRS CLOAKROOM
- 100' GARDEN
- GARAGE
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- LARGE FRONTAGE
- PLANNING PERMISSION TO EXTEND AS DEPICTED IN CGI'S

## Property Details

### PLANNING PERMISSION APPROVED

An imposing detached family home in a highly sought-after location, offering generous existing accommodation and outstanding development potential with planning permission approved.

The current accommodation comprises a reception entrance hall, through lounge, kitchen/breakfast room, downstairs cloakroom, cellar, four good-sized bedrooms and a modern family bathroom.

Externally, there is a rear garden of approximately 100ft with flower and shrub borders and lawn, together with a large front driveway providing off-street parking and a garage to the side.

Ideally located within easy reach of Winchmore Hill Green, local shops, restaurants, buses and railway station, as well as Grovelands Park. Southgate Circus is also close by, offering access to the Piccadilly Line. The property is well placed for a range of well-regarded local schools.

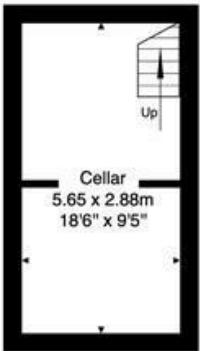
Planning permission has been granted for conversion of the garage into a habitable room, first floor front extension, two-storey rear/side extension, loft conversion and basement extension, offering excellent scope to significantly enhance the property.

Viewing highly recommended.



## Houndsden Road- N21

Approximate Gross Internal Area 146.8 m<sup>2</sup> ... 1580 ft<sup>2</sup> (excluding garden, cellar)



BASEMENT



GROUND FLOOR



FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

MORTEMORE MACKAY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(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		

