

Approximate Gross Internal Area 1152 sq ft - 107 sq m
(Excluding Garage)
Ground Floor Area 622 sq ft - 58 sq m
First Floor Area 530 sq ft - 49 sq m
Garage Area 244 sq ft - 23 sq m



Hyde Park Avenue, Heart of Winchmore Hill, N21

Paul Simon are pleased to present this well-proportioned 3 bedroom terraced house, quietly positioned in a residential turning in sought-after Winchmore Hill.

The property offers spacious and versatile accommodation, including an entrance hallway, front and rear reception rooms, and a kitchen with dining area. There is also a convenient downstairs shower room. On the upper floor are 3 good-sized bedrooms and a family bathroom. Externally, the home benefits from a private rear garden with the added advantage of a garage to the rear, as well as off-street parking. Further features include gas central heating and double glazing throughout. There is also excellent potential to extend (subject to planning consents), making this an attractive long-term opportunity for families.

Asking Price £615,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Features

- Three bedrooms
- Two reception rooms
- Private rear garden & Garage
- Prime location in Winchmore Hill, N21
- Terraced Home with Driveway
- 1152 (SQFT)
- Excellent potential to modernise
- Close to schools, shops, parks and transport links