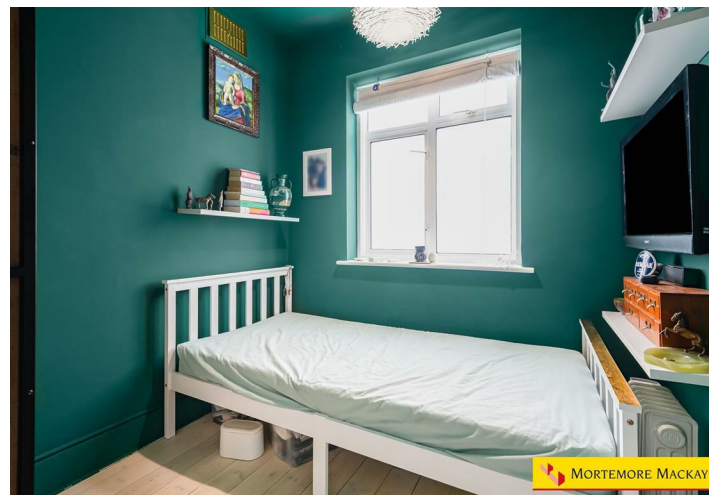




## COLNE ROAD, N21 2JG



**£775,000 Freehold**

- CHAIN FREE
- KITCHEN
- FAMILY BATHROOM
- DOUBLE GARAGE TO THE SIDE
- GARAGE AT REAR OF GARDEN
- THROUGH LOUNGE
- THREE BEDROOMS
- GARDEN
- OFF STREET PARKING
- POTENTIAL TO EXTEND



Property Details

CHAIN FREE

Situated on the sought-after Colne Road, N21, this attractive end-of-terraced corner property offers an excellent opportunity for families and those seeking a spacious home with further potential. The property features a bright and airy through lounge, providing a generous and flexible living space ideal for both relaxing and entertaining. The well-proportioned kitchen overlooks the mature rear garden, which provides a peaceful retreat with established planting and plenty of room for outdoor dining and play. Upstairs, there are three comfortable bedrooms and a modern family bathroom.

To the side of the property is a substantial double garage, offering ample storage or workshop space, with clear potential for extension or conversion subject to the necessary planning consents. A further garage to the rear provides additional utility options, while the front of the property benefits from off-street parking for multiple vehicles.

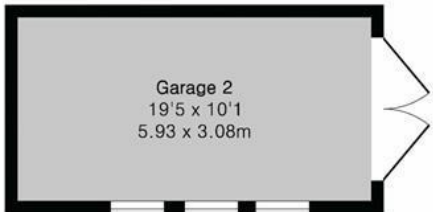
Colne Road enjoys an enviable location close to the amenities of Winchmore Hill, with its array of independent shops, cafés and restaurants. Excellent transport links are within easy reach, including Winchmore Hill Station offering regular services into Moorgate, and several local bus routes providing access to nearby towns and the West End. The property is also well-placed for access to the A10 and North Circular Road for convenient road connections.

Families will appreciate the excellent selection of nearby schools, including St Paul's CofE Primary, Highfield Primary, and Winchmore School, all highly regarded in the local area. With its combination of spacious accommodation, scope for development, and prime location, this charming end-of-terraced corner home presents a wonderful opportunity to create a truly special family residence in one of Winchmore Hill's most desirable settings.

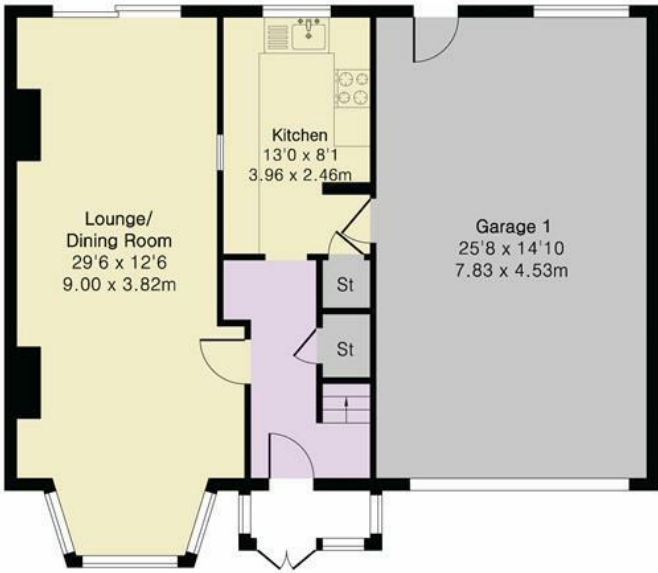


Approximate Gross Internal Area 1066 sq ft - 100 sq m  
(Excluding Garage)

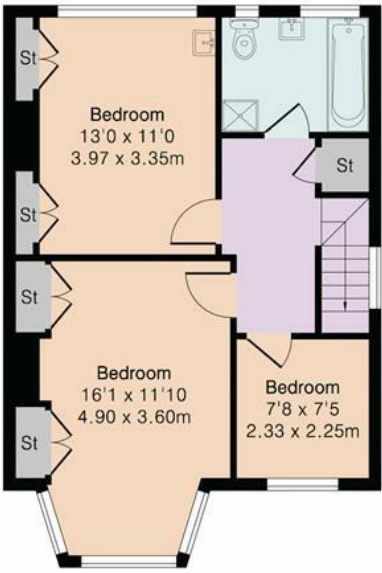
Ground Floor Area 544 sq ft – 51 sq m  
First Floor Area 522 sq ft – 49 sq m  
Garage Area 573 sq ft – 53 sq m



Garage



Ground Floor



First Floor



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                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 49      | 79                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

