

FREEHOLD



House - Semi-Detached

44 WINCHMORE HILL ROAD, LONDON, N14 6PX

Asking Price

£730,000

FEATURES

- Chain Free
- Three good sized Bedrooms & Two Bathrooms
- Seperate Kitchen with side access
- Covered rear garage with secure parking and storage
- Very close to Southgate Tube Station
- Two Reception Rooms
- Private rear garden approx. 85 ft long
- Scope to modernise and add further value (subject to usual planning consents)



RASH & RASH

3 Bedroom House - Semi-Detached located in London

*** CHAIN FREE *** Positioned on one of Southgate's sought-after roads, is this well presented three bedroom semi-detached home offering a blend of character, flexible family accommodation and everyday convenience.

The accommodation is arranged for practical family living. On the ground floor, two generous reception rooms provide distinct living and dining/family spaces, a bright bay-fronted lounge to the front and a second reception opening towards the garden, complemented by a separate kitchen and, unusually for a home of this size, a full ground floor bathroom. Upstairs, three bedrooms sit alongside second full family bathroom, giving genuine flexibility for multi-generational households, working from home families, or regular guests.

To the rear, a private mature garden (approximately 85 ft long) offers lawn, patio and established planting with a fully covered rear garage at the end, providing secure parking, workshop space or conversion potential (subject to consents).

The house is within reach of most highly regarded state schools including Ashmole Academy, Southgate School and St Andrew's C of E Primary, with strong independent options (Kemble Prep,

Call us on

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Council Tax Band

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

