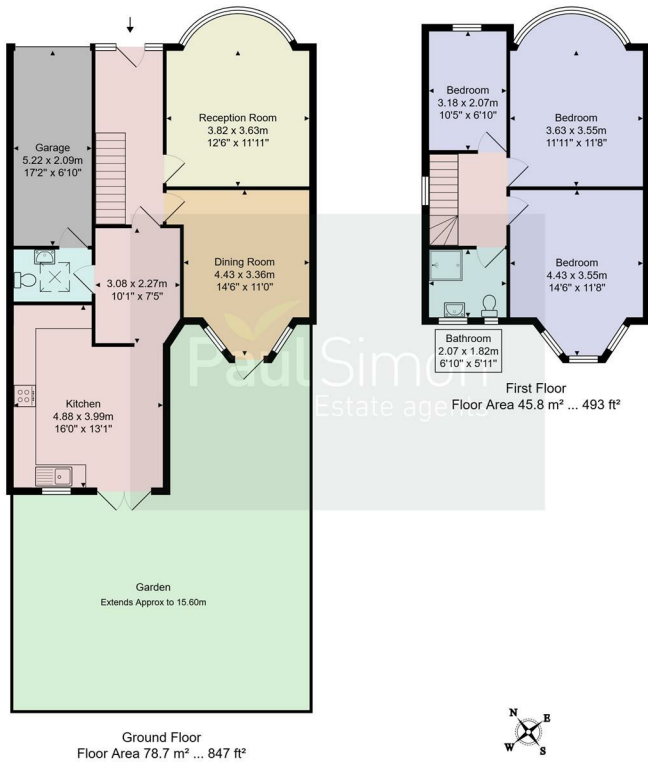


Firs Park Avenue, N21



Approximate Gross Internal Area = 124.4 m² ... 1340 ft² (excluding garden)

This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Firs Park Avenue, Winchmore Hill, London

Paul Simon are delighted to offer this 3-bedroom semi-detached family home, complete with a side garage and excellent potential for further improvement.

The accommodation is arranged over two floors and comprises three reception rooms, a spacious fitted kitchen/diner, two double bedrooms, one single bedroom, a family bathroom, and a convenient ground-floor WC. Externally, the property benefits from a stunning, generously sized rear garden with patio area. To the front, there is a private driveway and access to garage.

Ideally situated in the heart of Winchmore Hill, the property is within easy reach of a variety of local shops, cafés, restaurants and everyday amenities. Residents can also enjoy an abundance of nearby parks and green open spaces, while excellent transport links, including local bus routes and nearby stations, provide convenient access into Central London. The A10 and A406 are also easily accessible, making this an ideal location for commuters.

Offering excellent potential, this home provides an exciting opportunity to create a superb family residence tailored to individual requirements, with scope for extension subject to planning permission (STPP).

Offered chain free & available for immediate viewing.

Asking Price £645,000



Features