



Hanbury Drive, N21

£2,380 Per Month

Havilands

the advantage of experience



- 3 bed semi-detached
- Lounge/diner & conservatory
- Parking for 1 cars
- Excellent school catchment
- Close to transport links
- Modern kitchen
- Unfurnished
- Energy Efficiency rating: 71/C
- Available 21st December



For more images of this property please visit havilands.co.uk



GREAT LOCATION! Havilands are pleased to present this 3 bed semi-detached family home, conveniently located within walking distance of Highlands Secondary School, Grange Park Primary School and Merryhills Primary School. The ground floor has a fitted kitchen, lounge/diner and spacious conservatory with access to the patio and garden. There is a further reception room/bedroom and downstairs cloakroom. Upstairs there are 2 double bedrooms both with built in storage and a family bathroom. There is off street parking for 1 cars and set in a quiet location, close to transport links and local amenities.

Offered Unfurnished

Available 21st December

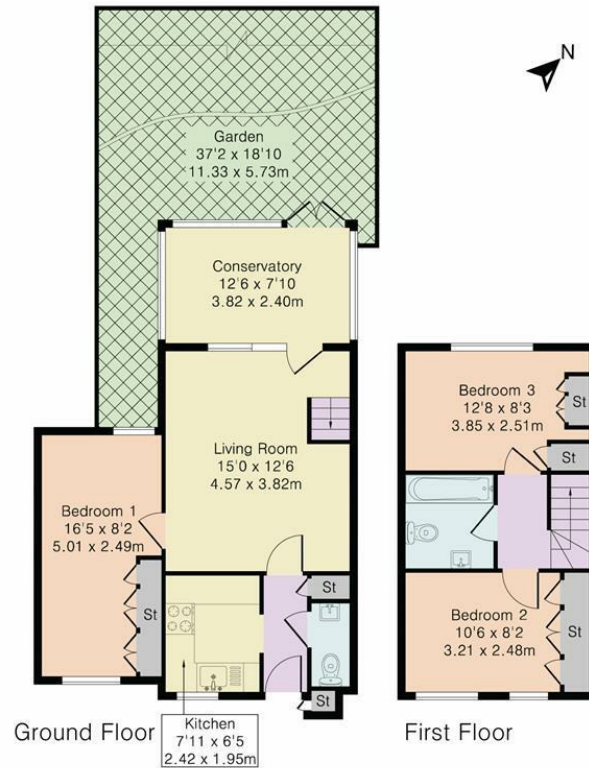
Council Tax Band: E

Energy Performance Rating: 71/C

Minimum Income Required: £71,400 Per Annum

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Approximate Gross Internal Area 826 sq ft – 77 sq m
 Ground Floor Area 535 sq ft – 50 sq m
 First Floor Area 291 sq ft – 27 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY

