



## ORPINGTON ROAD, N21 3PG



**£1,150,000 Freehold**

- SEMI DETACHED HOUSE WITH GARAGE AT SIDE
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- STORE ROOM/UTILTY ROOM
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- PRIVATE REAR GARDEN

## Property Details

Positioned on the tranquil Orpington Road in Winchmore Hill, N21, this charming semi-detached house offers a delightful blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking a welcoming home.

As you enter, you are greeted by an impressive hallway adorned with a tessellated tiled floor, setting the tone for the elegance that follows. The front reception room features an inviting open fireplace, ideal for cosy evenings, while the rear reception room seamlessly connects to a modern fitted kitchen, creating a perfect space for entertaining and family gatherings.

The first floor boasts three generously sized bedrooms, including a principal bedroom with the added luxury of an en suite shower room. A further family bathroom ensures ample facilities for all. Ascend to the second floor, where you will find an additional bedroom, providing flexibility for guests or family.

Outside, the property benefits from a private rear garden that is both wide and impressively long, perfect for outdoor activities or simply enjoying the fresh air. A garage at the side of the house, along with a convenient store/utility room, adds to the practicality of this lovely home. The front of the property features a driveway, offering off-street parking for your convenience.

Situated close to Winchmore Hill Station and the vibrant shops, cafes, and restaurants on both The Green and Green Lanes, this home is ideally positioned for both relaxation and accessibility. Additionally, it is well-placed for St Paul's Primary School, making it an excellent choice for families. This property truly represents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location.



## Approximate Gross Internal Area 1572 sq ft - 146 sq m (Excluding Garage)

Ground Floor Area 677 sq ft – 63 sq m

First Floor Area 642 sq ft – 60 sq m

Top Floor Area 253 sq ft – 23 sq m

Garage Area 274 sq ft – 25 sq m



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	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

