



**Ground Floor**  
Approx. 71.62m<sup>2</sup>



**First Floor**  
Approx. 57.84m<sup>2</sup>

Total Approx. Floor Area (Whole House):  
**1393.496 ft<sup>2</sup>**  
**129.46 m<sup>2</sup>**



## Houndsden Road, Winchmore Hill, N21

Paul Simon Estate Agents, are pleased to offer for sale this 3 detached 3-bedroom house with garage, offered chain free and benefiting from approved planning permission for substantial extension and additional 2 bedrooms. Perfectly positioned on one of N21s most desirable residential roads moments from Winchmore Hill Green.

This superb, detached residence, offers generous living accommodation and outstanding potential for future enhancement. Positioned in a prime location close to the vibrant Winchmore Hill Green, the property combines immediate comfort with excellent long-term opportunity, further enhanced by existing planning consent, the sale is offered chain free.

**Offers in the region of £975,000**





## Features

- Prestigious N21 location on a highly regarded residential road
- Detached
- Chain free
- Driveway and garage
- High Ceilings
- 3 Bedroom Home
- Approved planning permission
- Beautiful private rear garden
- Excellent nearby schools and transport links
- Close to Winchmore Hill Green and local amenities