



LAUREL DRIVE, WINCHMORE HILL, N21

Offering for sale this lovely 3-bedroom mid-terraced house, set in a quiet Cul-de-Sac just off Church Hill, being just a short walk to the conveniences of Winchmore Hill Green.

There is a bright entrance hall with doors leading into the kitchen & rear reception room on the ground floor and stairs up to the first floor where you will find 3 bedrooms and a modern fully tiled 4 piece family bathroom. Outside to the front, there is a driveway, whilst at the rear a 50ft garden, mainly laid to lawn with a patio area. Scope to extend to the rear and up in to the loft if needed (stpp).

The property is conveniently located for some excellent local schools such as St Paul's, Keeble, Grange Park Prep, Eversley, and Highlands Secondary, this property is perfect for families. Plus, it's just a short walk to Grovelands Park, Winchmore Hill BR station and Winchmore Hill Green with its multitude of shops, bars and restaurants.



ACCOMMODATION

* BRIGHT, WELL SIZED REAR RECEPTION * WELL FITTED KITCHEN * LAMINATE FLOORING IN HALLWAY * TILED FLOORS TO KITCHEN & BATHROOM * 3 BEDROOMS * FAMILY BATHROOM * 50FT REAR GARDEN * OFF STREET PARKING IN FRONT DRIVEWAY * CONVENIENTLY LOCATED FOR EXCELLENT SCHOOLS * LOCATED NEAR WINCHMORE HILL GREEN & ITS AMENITIES
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £699,995 FREEHOLD

ENTRANCE HALL

A bright, airy and neutrally decorated hallway with laminate flooring, cornicing to the ceiling and carpeted stairs.



REAR RECEPTION 18'2" x 12'7" (5.54 x 3.84)

A spacious living space with large double glazed leaded windows and French doors out to the garden, letting in lots of natural light. Two urban, nickel radiators, carpeted floors, pendant lighting, coving to the ceiling.



REAR RECEPTION (pic 2)



KITCHEN 12'0" x 8'9" (3.66m x 2.67m)

Double glazed leaded windows to the front, tiled flooring. A spacious well fitted kitchen with wall and base units, built-in electric hob, oven and extractor fan with space & plumbing for dishwasher, washing machine and fridge freezer. Ceramic sink with mixer tap.



BEDROOM 1 12'10" x 12'7" (3.91m x 3.84m)

The larger main bedroom with double glazed leaded window to the rear with radiator beneath. Fitted, mirrored wardrobes, carpeted floor, coving to the ceiling.



BEDROOM 2 9'5" x 8'10" (2.87m x 2.69m)

Bright and airy with double glazed leaded window to front. Urban nickel radiator, pendant lighting.



BEDROOM 3 12'0" x 8'4" (3.66m x 2.54m)
Carpeted floor with pendant lighting, radiator and double glazed leaded window to front.



GARDEN 49'2" x 19'11" (15.00 x 6.08)
50ft garden with shrubs mainly laid to lawn.



FAMILY BATHROOM

Fully tiled modern family bathroom with double glazed window to the rear. White 4 piece suite, with full sized paneled bath, low flush WC and pedestal wash hand basin with mixer tap, plus a walk in shower with glass enclosure and thermostatic shower, heated towel rail.



REAR ELEVATION



REAR ELEVATION PIC 2



AERIAL VIEW

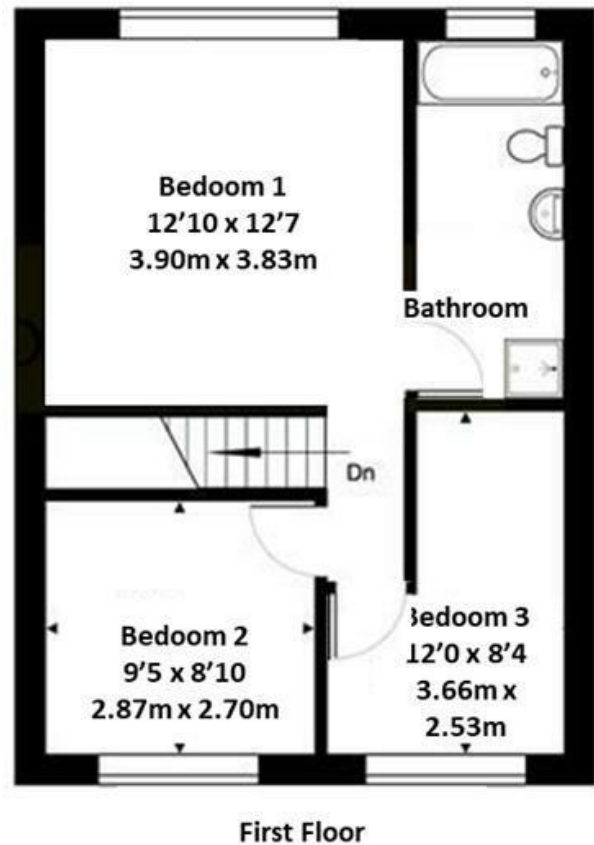
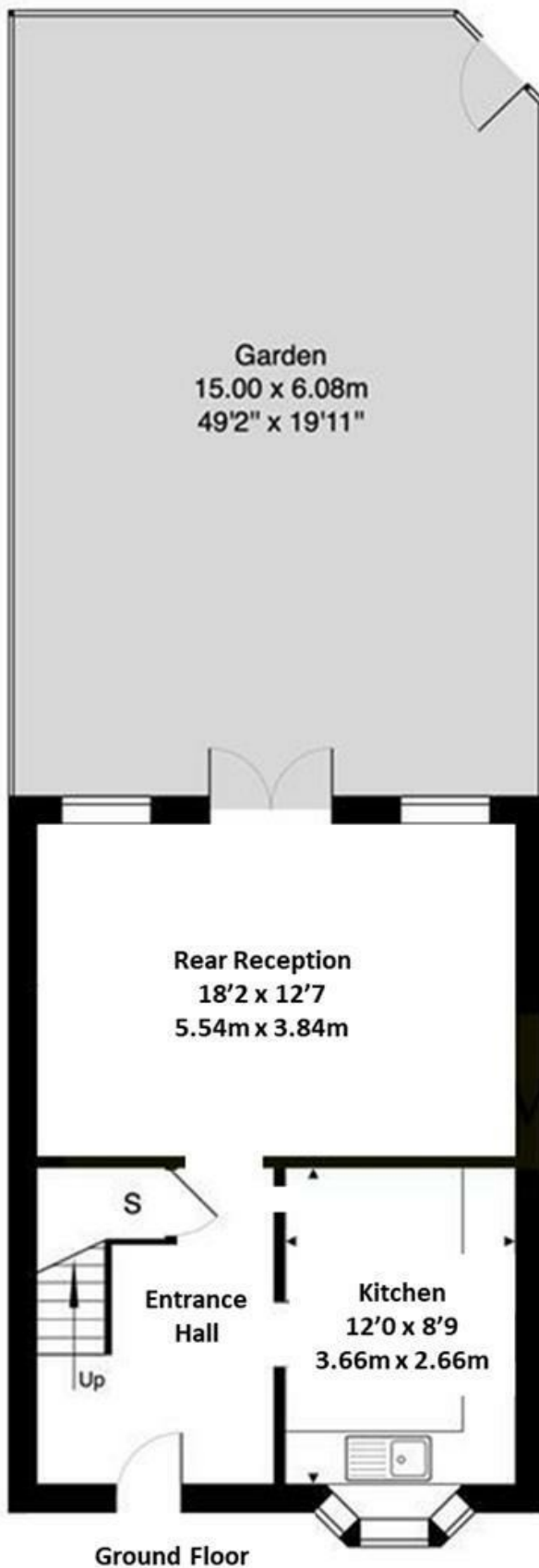




Laurel Drive, Winchmore Hill, N21

Approximate internal area:
917sqft (85sqm)

*All measurements are approximate and are for
illustrative purposes only.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	(92 plus) A	89
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
73		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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