



BROADFIELDS AVENUE, N21 1AD



£950,000 Freehold

- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- BATHROOM WITH SEPARATE WC
- DRIVEWAY
- CHAIN FREE
- THREE BEDROOMS
- KITCHEN
- GARAGE
- PRIVATE REAR GARDEN
- CLOSE TO WINCHMORE HILL STATION

Property Details

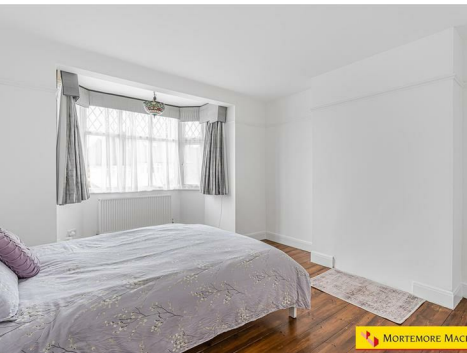
Placed in the tranquil Broadfields Avenue, this charming semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The layout includes a family bathroom, complemented by a separate WC, ensuring practicality for everyday living.

The heart of the home features two inviting reception rooms, ideal for both relaxation and entertaining. The kitchen is functional and provides a welcoming space for culinary pursuits. Additionally, the property boasts a garage accessible via its own driveway, providing ample parking and storage options.

One of the standout features of this residence is the private rear garden, a serene retreat for outdoor enjoyment, gardening, or simply unwinding after a busy day. The location is particularly appealing, situated on a quiet road yet just a short distance from Winchmore Hill Station, making commuting a breeze. The nearby green area is home to a variety of shops, restaurants, and cafes, offering a vibrant community atmosphere.

This property is available chain-free, allowing for a smooth transition for prospective buyers. Furthermore, there is potential for rear and side extensions, subject to planning consents, providing an exciting opportunity to personalise and enhance the home to suit your needs.

In summary, this semi-detached house on Broadfields Avenue presents an excellent opportunity for those looking to settle in a peaceful yet accessible part of London. With its spacious layout, convenient amenities, and potential for expansion, it is a property not to be missed.



Approximate Gross Internal Area 1187 sq ft - 111 sq m
(Excluding Garage)
Ground Floor Area 588 sq ft – 55 sq m
First Floor Area 599 sq ft – 56 sq m
Garage Area 166 sq ft – 15 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

