

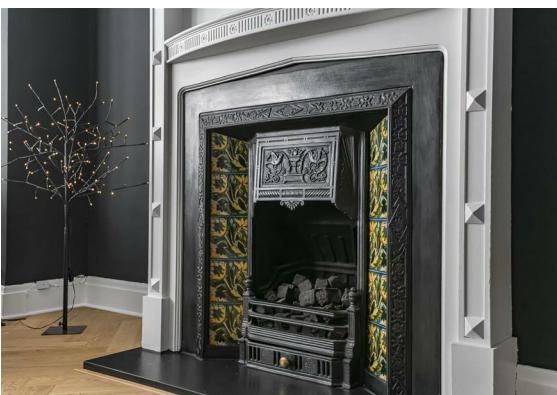


Station Road, Winchmore Hill

£1,250,000

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- Four Bedroom Semi-Detached House
- Freehold
- Integral Garage
- Driveway
- En-Suite to Master Bedroom
- Spacious Kitchen/Diner
- Downstairs WC
- Utility Room
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 25 mins)
- Walking Distance to Local Shops & Amenities inc. Sainsburys



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

Havilands are pleased to offer For Sale, this FOUR BEDROOM SEMI-DETACHED HOUSE on Station Road, Winchmore Hill. Beautifully finished, this property will make a fantastic family home and is comprised of four double bedrooms with en-suite to the master bedroom, family bathroom, lounge, spacious kitchen/diner, utility room, downstairs WC and office. The property also boasts an integral garage as well as off-street parking. Offering over 2300sqft of living space across two floors, the property has potential to extend further into the loft (STPP). The house is within walking distance of Winchmore Hill Mainline station offering direct rail links into central London (Moorgate approx 25 mins). Additionally the property falls within the catchment area of some of Winchmore Hill's most sought after schools including St. Paul's CofE Primary School and Winchmore School. The house is also within easy reach of a number of local shops and amenities in central Winchmore Hill, as well as being in close proximity to The Green with a number of cafe's and restaurants. Viewing is highly advised - to arrange yours, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

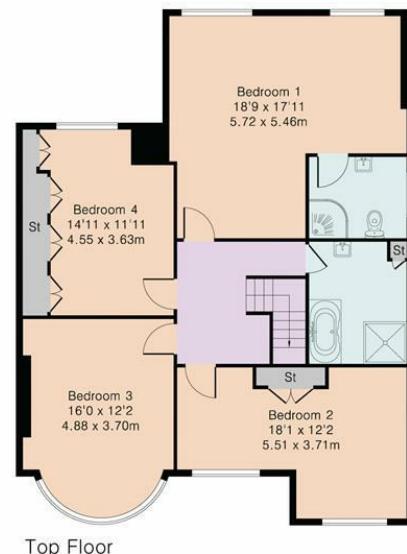
Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 60(D); Potential 75(C)

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Approximate Gross Internal Area 2302 sq ft – 214 sq m
 Ground Floor Area 1219 sq ft – 113 sq m
 Top Floor Area 1083 sq ft – 101 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	
(69-80) C	60	
(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.



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 come by and meet the team
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