



Cedars Road, London

Offers Over £625,000

Havilands

the advantage of experience



- 3 bed Victorian end of terrace
- Open kitchen/dining area
- Log burning stove
- Rain shower
- Quiet cul-de-sac location
- Built in wardrobes to main bedroom
- Walking distance to excellent schools
- Close to local shops and restaurants
- EPC: 51/E; potentially 86/B
- Chain Free



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



CHAIN FREE Havilands are delighted to offer this contemporary 3 bed end-of-terrace Victorian property, located in a quiet cul-de-sac within walking distance of Winchmore Hill BR station (28 mins to the City), local bus routes, shops, restaurants and supermarkets on Winchmore Hill Broadway. This home offers front reception room with feature cast iron fireplace and an open plan kitchen/dining area in a contemporary shaker style with a wood-burning stove. The dining room leads to a well-established garden with mature trees and shrubs. Upstairs are 3 bedrooms and a walk-in wet room/bathroom with a rain shower. The main bedroom has modern fitted wardrobes. The home has been renovated and finished to a very high standard, with oak floors. Cedars Road is within walking distance to Highfield Primary School (Ofsted Outstanding), Winchmore Secondary School (Ofsted Good) and also close to Latymer School. Early viewing advised.

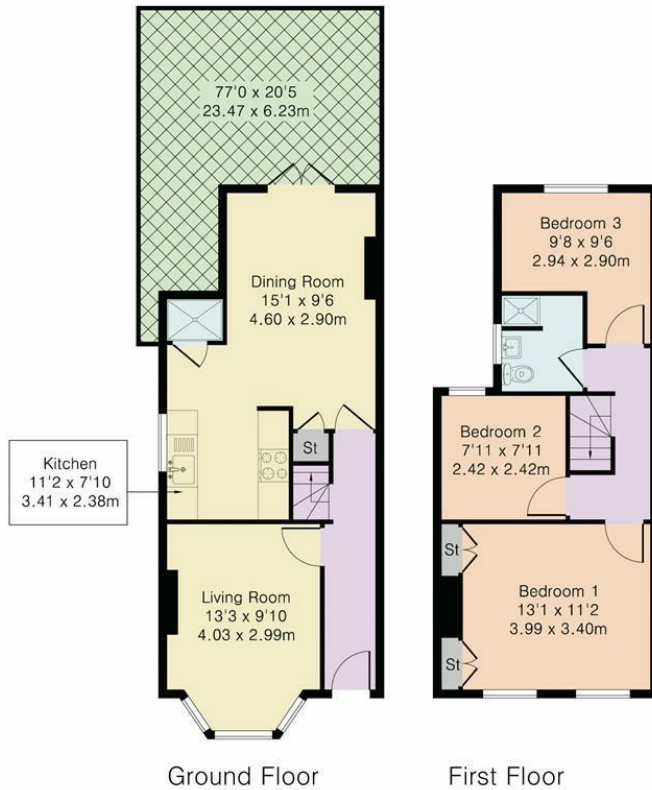
Tenure: Freehold

Council Tax Band: E

EPC Rating: 51/E; potentially 86/B

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Approximate Gross Internal Area 788 sq ft – 73 sq m
 Ground Floor Area 413 sq ft – 38 sq m
 First Floor Area 374 sq ft – 35 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		51	
(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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