



Firs Lane, N13

Offers Over £600,000

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- Three Bedroom End of Terrace House
- Off-Street Parking for Three Vehicles
- Double Garage with Additional Entrance
- Walking Distance to Winchmore Hill Mailline Station (Moorgate approx 30 mins)
- Within Catchment of Firs Farm & Highfield Primary Schools
- Within Catchment of Winchmore School & The Latymer School
- Local Shops & Amenities inc. Waitrose & Sainsburys Within Close Proximity
- Ease of Access to A10 & A406
- Firs Farm Wetlands Nearby
- Ease of Access to Public Transport



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Havilands are pleased to offer For Sale, this THREE BEDROOM END TERRACE HOUSE located on Firs Lane, N13. Situated on the borders of Winchmore Hill & Palmers Green, this ideal family home offers 1041sqft of living space and is comprised of two double bedrooms, one single bedroom, family bathroom, spacious through-lounge and kitchen. The property also benefits from off-street parking, an approx 50ft rear garden and detached garage to the rear of the garden. There is also potential to extend (STPP) into the loft and to the rear of the property.

The house is well positioned, falling within the catchment area of Highfield & Firs Farm Primary Schools as well as Winchmore School & The Latymer School. Also nearby are a number of local shops and amenities along Firs Lane in addition to Waitrose & Sainsburys supermarkets on Green Lanes. There is ease of access to the A10 & A406 offering road links into central London and across the Borough in addition to regular public transport options.

Winchmore Hill Mainline Station is 1.3 miles from the property and offers direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services. There is also plenty of green space nearby with Firs Farm Wetlands a short walk from the property. Viewing is highly recommended - to arrange yours please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 41(E); Potential 82(B)

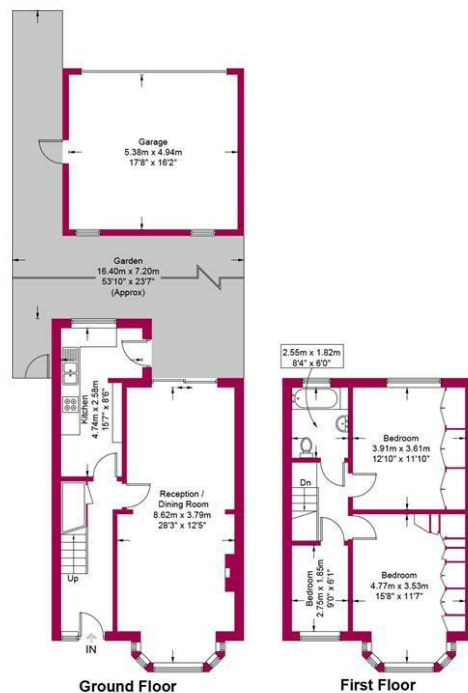
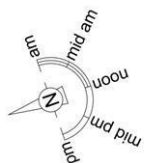
For more images of this property please visit havilands.co.uk

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Approximate Gross Internal Area = 1328 sq ft / 123.4 sq m

Restricted Height = 13 sq ft / 1.2 sq m

Garage = 287 sq ft / 26.7 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

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