



Hadley Way, London

£800,000

Havilands

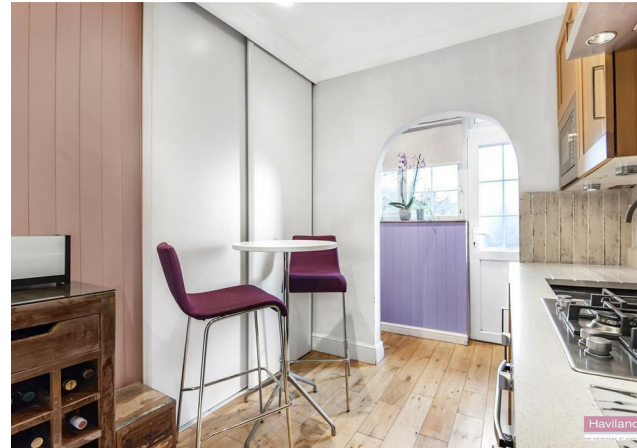
the advantage of experience



- Chain Free detached home
- 3 bed, 2 rec, 1 bath, 2 w/c
- 1145 sqft of living accommodation
- In need of some modernisation
- Large bay fronted home
- Very large (169') mature, south facing rear garden
- Large front garden
- Basement
- Outside W/C
- Garage & large storage area



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



DETACHED HOME WITH 169 FOOT GARDEN

Havilands are pleased to present this charming & well proportioned 3 bed DETACHED property with HUGE potential.

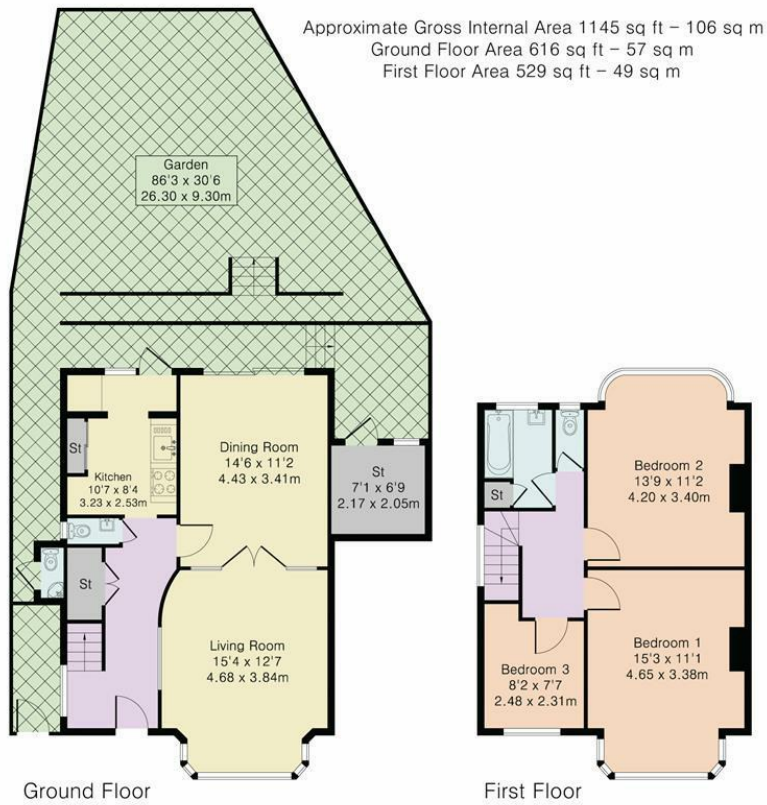
The ground floor boasts a large entrance hall, which leads onto the bay-fronted reception room. To the rear is another reception room with sliding doors that open onto the garden. The kitchen is also to the rear of the property, as well as a downstairs bathroom as well as an outside w/c. From the rear there is access to a storage room within the property and a large garage. The first floor is host to three good sized bedrooms and family bathroom, with a separate water closet. The master bedroom also benefits from a large bay window.

This property is situated on a good sized plot with a 169' garden, with direct side access to the rear garden, and also off street parking. This property also has substantial development potential, STPP. Only a short walk from Winchmore Hill Green with its wealth of amenities, restaurants and pubs, this property is in a highly desirable location. It is also well located for primary and secondary schools.

Council Tax Band: E

Tenure: Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		52	
(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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