



**Fernleigh Road, Winchmore Hill, London, N21**  
**Offers In Excess Of £850,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Fernleigh Road, Winchmore Hill, London, N21

A chain free original four bedroom Edwardian semi-detached house requiring updating throughout located in a most desirable residential turning with two receptions, morning room, original tiled hallway and a south facing rear garden.

Fernleigh Road is located between Green Lanes and Hoppers Road and is a short walk to Winchmore Hills shops, restaurants, bus routes and mainline station into Moorgate. There are several good schools nearby including St Pauls primary school and Palmers Green high school.

Original stained glass front door • Original tessellated tiled hallway • Two spacious receptions • Morning room with wood burner • Kitchen • Landing with access to loft space with potential to convert • Bathroom with separate w.c • Two good size double bedrooms and two single bedrooms • Partial double glazing • Front garden with original wall • South facing rear garden measuring approx. 60ft.

- Four original bedrooms
- Semi-detached house
- Two receptions
- Morning room and kitchen
- Bathroom/W.C
- In need of updating
- Desirable location
- South facing rear garden



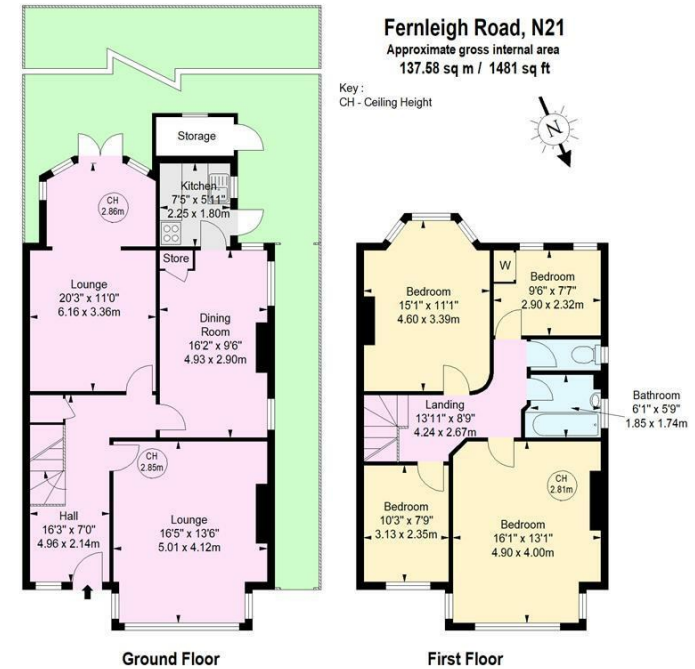


# Fernleigh Road Winchmore Hill London N21 3AJ

Tenure: Freehold  
Gross Internal Area: 1481.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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