



Hoppers Road, Winchmore Hill, London, N21
£725,000 Freehold

Anthony Webb
ESTATE AGENTS

Hoppers Road, Winchmore Hill, London, N21

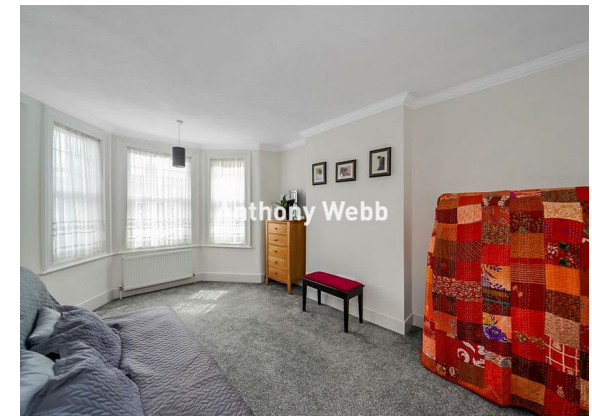
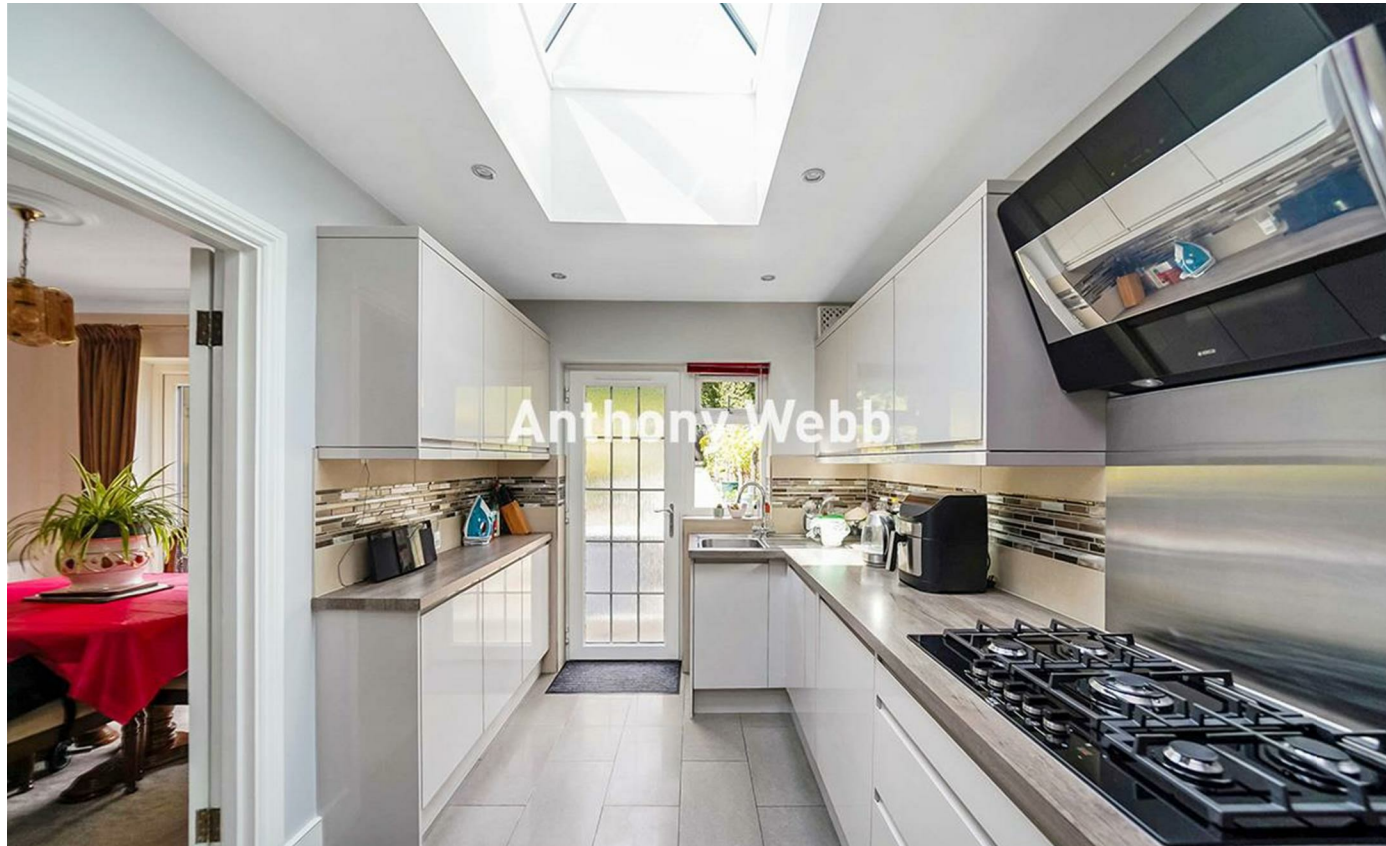
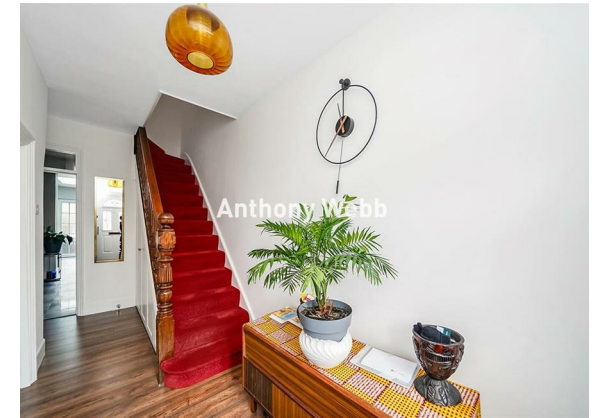
An extended end of terrace period house offering three bedrooms, two receptions, modern kitchen, family bathroom, off street parking and well maintained rear garden.

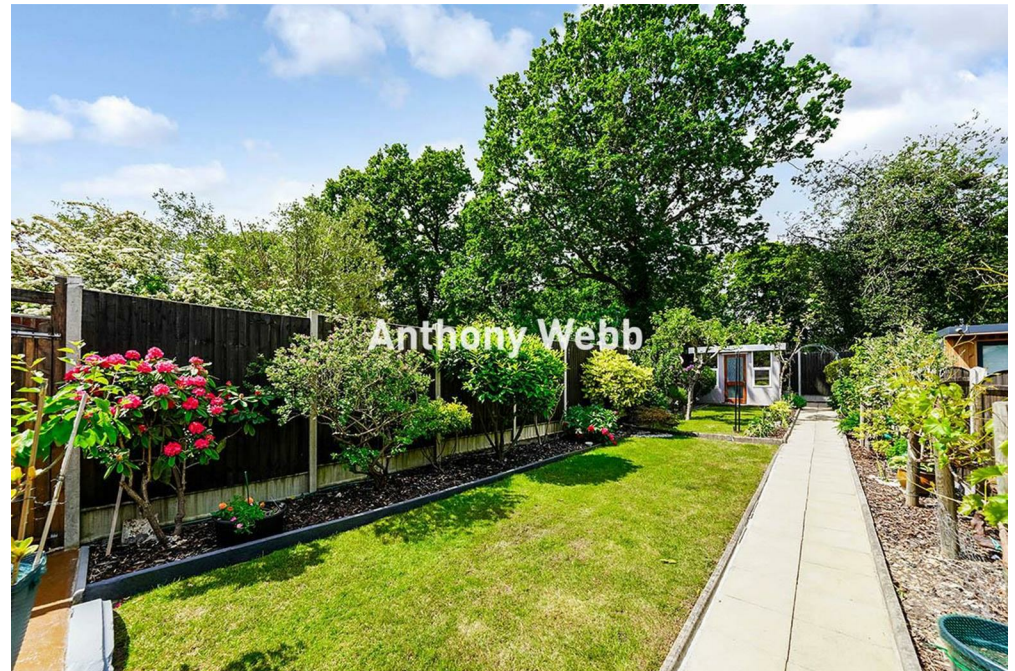
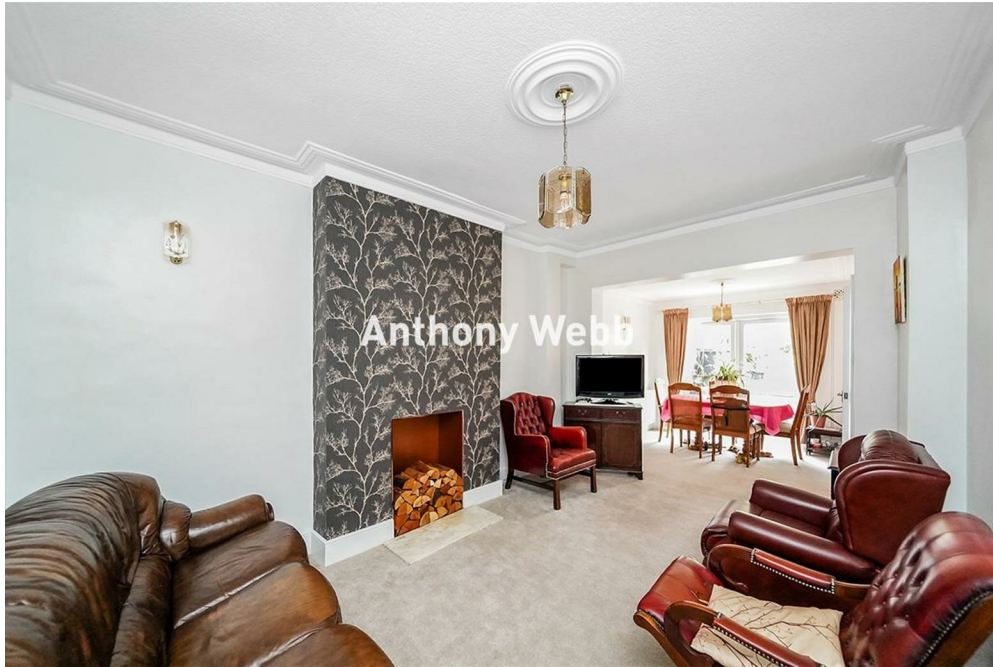
Hoppers Road is a popular residential turning within easy walking distance of Winchmore Hill Green's shops, restaurants, gastro pubs and mainline station into Moorgate. Palmers Green high road, bus routes and mainline station are also within easy reach. Southgate underground station is a short ride away via the W6 bus route.

Entrance hallway • Front reception with bay window • Rear reception with extended dining area and door to garden • Modern extended fitted kitchen with breakfast bar, atrium skylight and door to garden • First floor landing with access to loft with potential to convert (stpp) • Two double bedrooms • A single bedroom • Family bathroom • Double glazing • Gas central heating • Off street parking • Beautiful 85ft westerly facing rear garden.

Enfield Council Ta Band E

- Three bedrooms
- Extended end of terrace period house
- Two receptions
- Modern fitted kitchen
- Family bathroom
- Double glazing/gas central heating
- Off street parking
- Beautiful 85ft rear garden





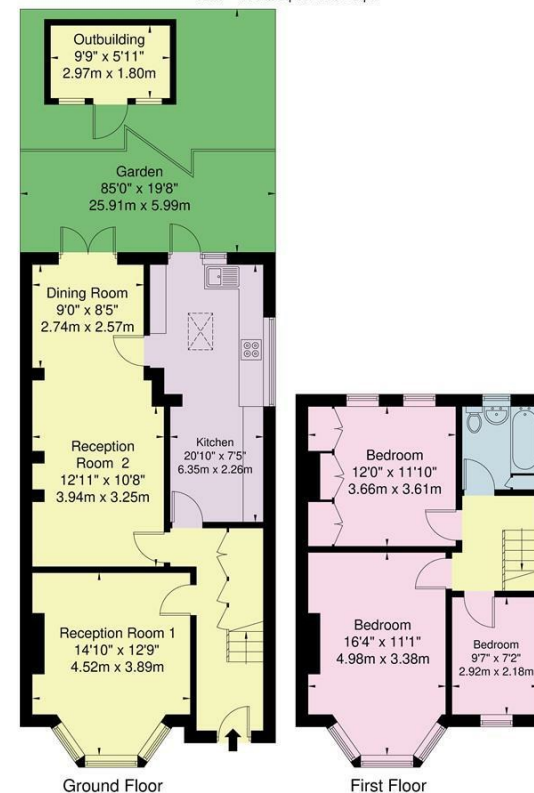
Hoppers Road Winchmore Hill London N21 3LN

Tenure: Freehold
Gross Internal Area: 1187.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		65	
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Hoppers Road, N21 3LN
Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
Outbuilding = 5.3 sq m / 57 sq ft
Total = 116.5 sq m / 1254 sq ft



For Illustration Purposes Only - Not To Scale

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