



Winchmore Hill Road, London, N21
Chain Free £800,000 Freehold

Anthony Webb
ESTATE AGENTS

Winchmore Hill Road, London, N21

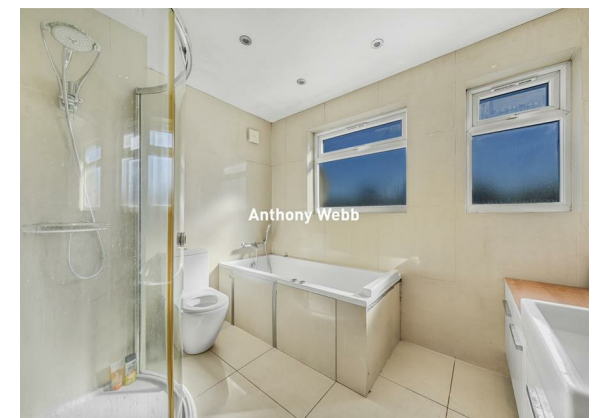
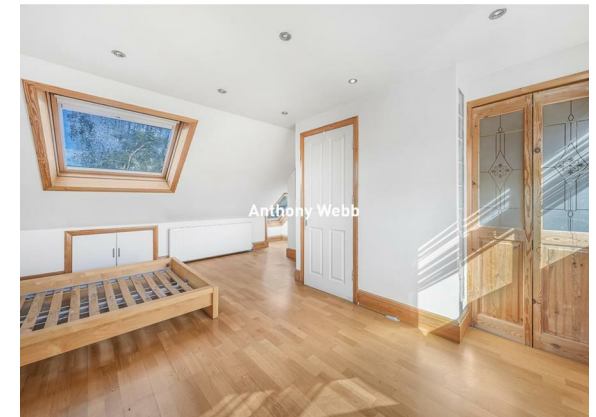
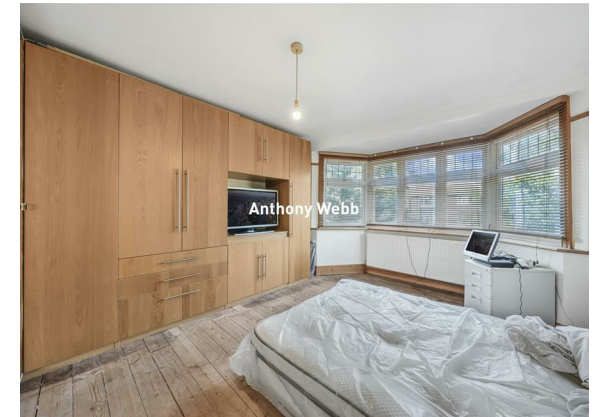
A spacious four bedroom 1930s built semi detached house, ideally located within easy reach of Southgate's shops, restaurants, bus routes and Piccadilly Line Underground station. The property requires some updating and benefits from a rear extension, loft conversion and shared driveway to garage.

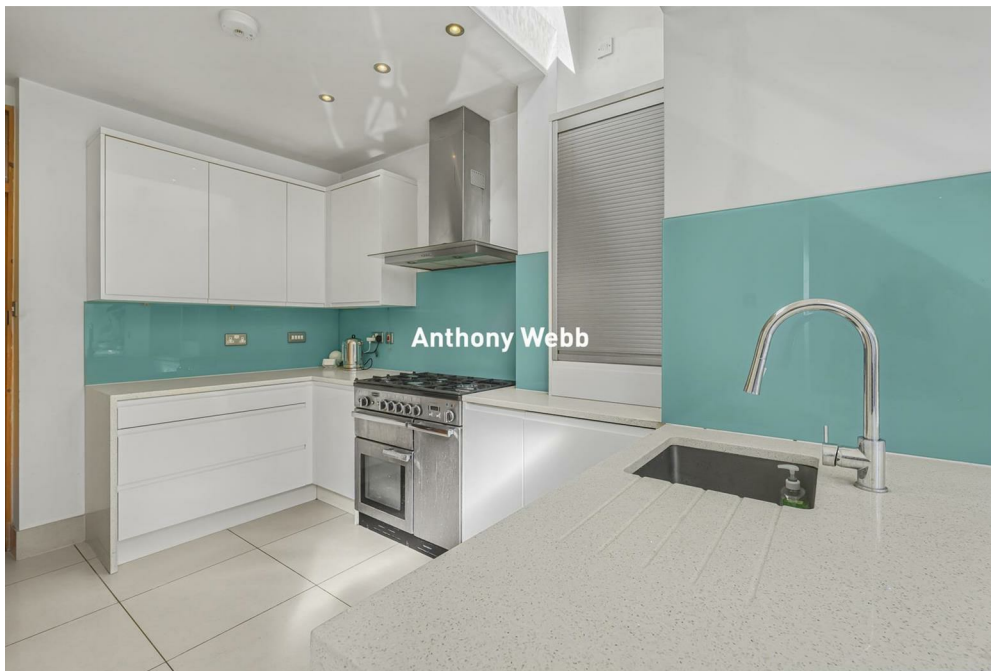
Winchmore Hill Road is a sought after residential road, ideally positioned for the amenities of both Southgate and Winchmore Hill. A selection of shops, restaurants, cafés and local facilities are close by, with Southgate Underground Station providing convenient Piccadilly Line services into Central London and Winchmore Hill mainline station offering direct services towards Moorgate. The property also benefits from nearby green spaces, including the popular Grovelands Park and Oakwood Park. There are several outstanding schools nearby including Eversley Primary school.

Front garden with shared driveway • Hallway • Front reception with fitted fireplace and bay window • Open plan extended modern kitchen/dining room with folding doors to garden • Two double bedrooms with bay windows and fitted wardrobes • Modern family bath/shower room • Single bedroom • Loft converted bedroom • Rear garden measuring approx 100ft • Garage via shared drive •

Enfield Council Tax Band E

- Four bedrooms
- Semi-detached 1930s built house
- Two receptions
- Extended open plan kitchen/diner
- Modern family bath/shower room
- Gas central heating
- Off street parking and garage
- 100ft south facing rear garden



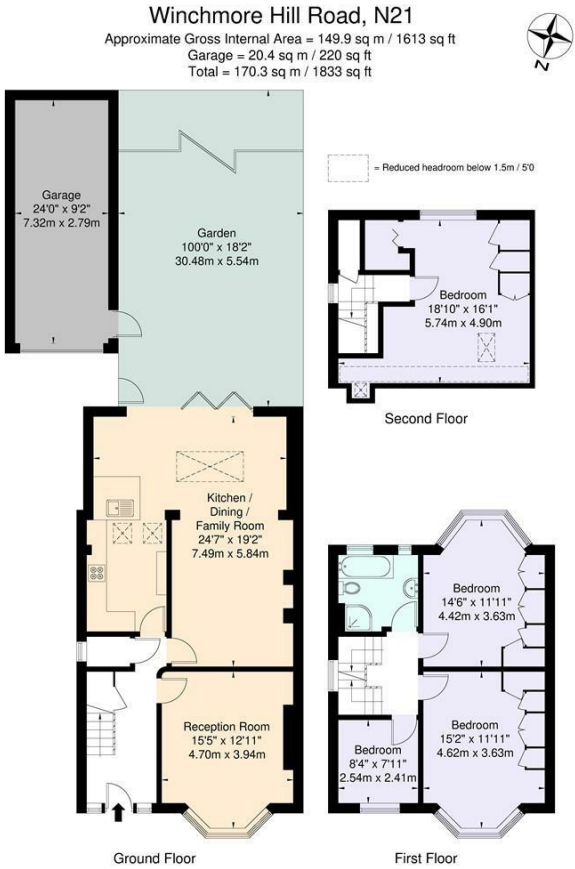


Winchmore Hill Road
London
N21 1QR

Tenure: Freehold
Gross Internal Area: 1613.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) 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		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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