



Firs Lane, Winchmore Hill, London, N21
Offers In Excess Of £650,000 Freehold

Anthony Webb
ESTATE AGENTS

Firs Lane, Winchmore Hill, London, N21

Beautifully presented and extended 1930s built end of terrace house offering just under 1200sq ft of well appointed living space over two floors.

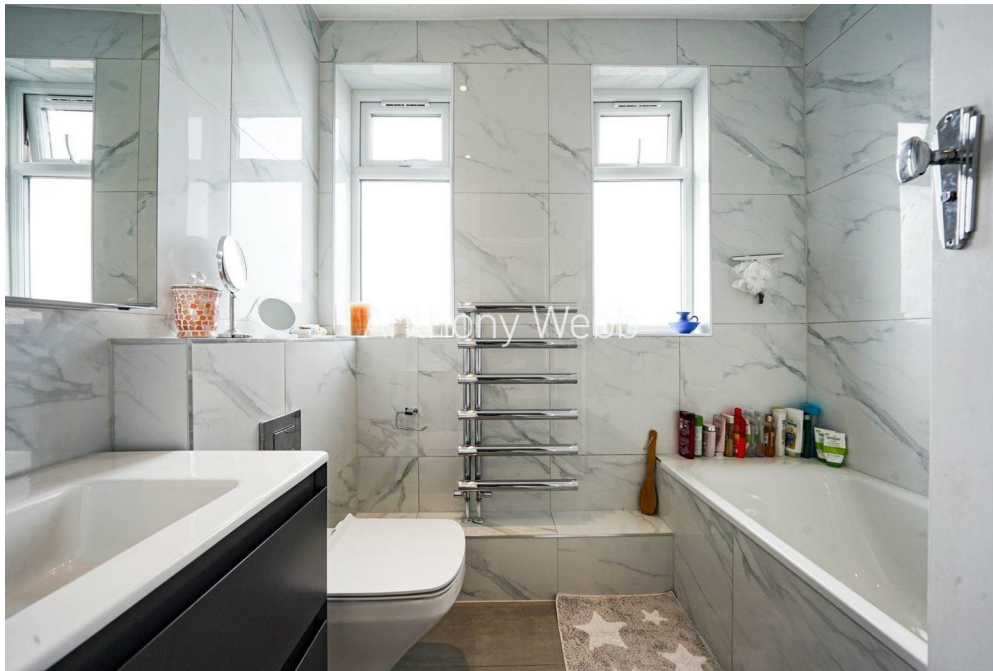
Firs Lane is a popular residential turning offering easy access to Winchmore Hill's shops, restaurants, bus routes and mainline stations into Moorgate. The A10 and A406 offer excellent road links into London and beyond. There are several schools nearby including the outstanding Highfield Primary school, Firs Farm Primary school and Winchmore Secondary school.

Hallway • Front reception with bay window with bespoke shutters • Dining room opening to kitchen and doors to rear garden • Modern extended kitchen with quartz work surfaces and folding doors to paved patio area and garden • Guest w.c • First floor landing with access to loft space with potential to convert • Two double bedrooms with bay windows and fitted wardrobes • One good size single bedroom • Modern tiled bathroom with underfloor heating • Double glazing • Gas central heating • Front garden • Rear garden with brick storage shed and side access.

Enfield Council Tax Band F

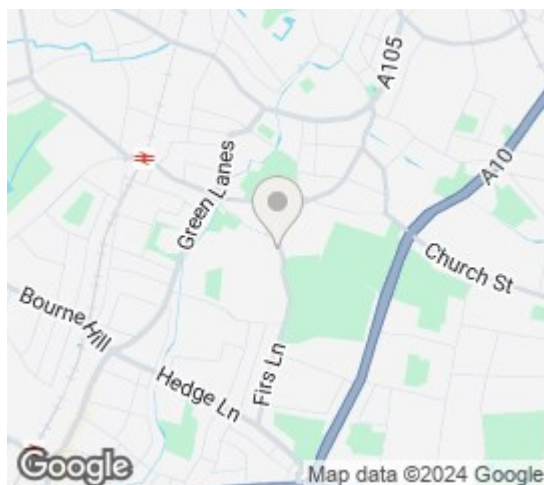
- Three bedrooms
- 1930s built end of terrace house
- Two receptions
- Extended kitchen with folding doors
- Ground floor guest w.c
- Family bathroom
- Double glazing/gas central heating
- Front and rear gardens





Firs Lane Winchmore Hill London N21 2PH

Tenure: Freehold
Gross Internal Area: 1182.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	62
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Firs Lane, N21 2PH

Approx Gross Internal Area = 109.81 sq m / 1 182 sq ft
Garden = 57.03 sq m / 614 sq ft
Total = 166.84 sq m / 1 796 sq ft



Ref :

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS