



Hillfield Park, Winchmore Hill, London, N21  
£875,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Hillfield Park, Winchmore Hill, London, N21

Well presented three bedroom semi-detached family home requiring updating with fantastic potential to extend to rear and into the loft space. Benefits include two receptions, a fitted kitchen, ground floor w.c, modern family bath/shower room, off street parking and well maintained garden to rear.

Hillfield Park is a sought after residential turning located between Bourne Hill and Woodcroft. Conveniently located for both Winchmore Hill and Palmers Greens shops, restaurants, bus routes and mainline stations into Moorgate. Southgate high road and underground station are a short ride away via the W9 bus route. There are several green spaces within a few minutes walk including Woodcroft wild space and Grovelands Park.

Porch • Spacious hallway • Living room with large bay window • Dining room with sliding doors to garden • Fitted galley kitchen • Ground floor w.c • First floor landing with access to loft space • Two double bedrooms with fitted wardrobes • Good size single bedroom • Modern bathroom with separate shower cubicle • Double glazing • Gas central heating • Front garden with off street parking space • Impressive west facing rear garden with brick built sheds measuring 80ft approx.

- Three bedrooms
- Semi-detached house
- Two receptions
- Galley kitchen
- Ground floor w.c
- Modern bath/shower room
- Off street parking
- Rear garden





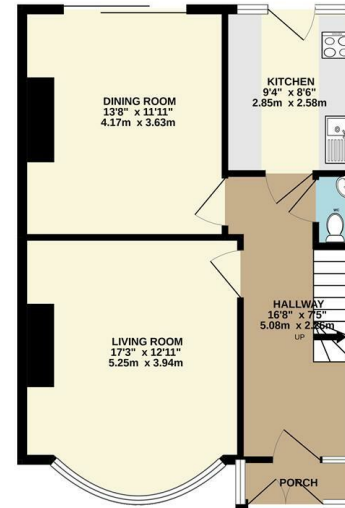
# Hillfield Park Winchmore Hill London N21 3QJ

Tenure: Freehold  
Gross Internal Area: 1224.00 sq ft

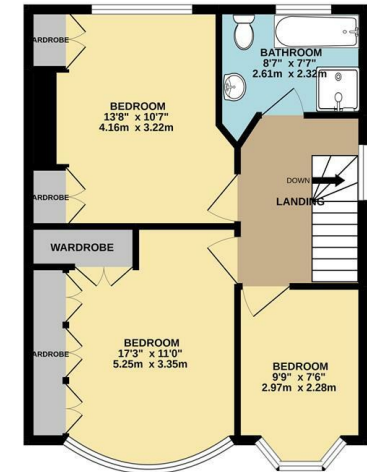


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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	

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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