



Firs Lane, London

£775,000



the advantage of experience



- Open-plan living
- High quality finish throughout
- Loft conversion
- Walking distance of Firs Farm Wetlands
- Garage and OSP
- Good local transport links
- Within Walking distance of Winchmore Hill Green
- Access to all amenities along Green Lanes
- Close to a range of popular primary and secondary schools
- Walk through virtual tour available

For more images of this property please visit havilands.co.uk



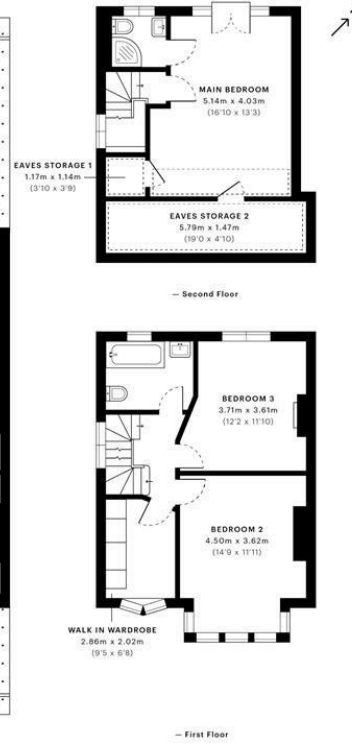
Havilands are pleased to present this immaculately presented 4 bedroom bay fronted semi-detached property on Firs Lane. Presented throughout to a high standard, this property benefits from modern open-plan living which leads into the garden.

The first floor features two double bedrooms with the third currently being used as a walk-in wardrobe, and a family bathroom. The second floor is host to the master bedroom with en-suite.



With a garage and OSP for two cars, this property is close to popular primary and secondary schools, good transport links including Winchmore Hill train station and all local amenities. Early viewing is advised.

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GROSS INTERNAL AREA (GIA)
The footprint of the property
168.36 sqm / 1812.21 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes eaves/roofs, restricted head height
141.13 sqm / 1519.11 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.8 m
13.01 sqm / 140.04 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 38 RESIDENTIAL 163.35 sqm / 1758.28 sqft
IPWS 30 RESIDENTIAL 143.23 sqm / 1553.24 sqft
SPIC ID: 6030134a44a3fcd0dd8a8a8455

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