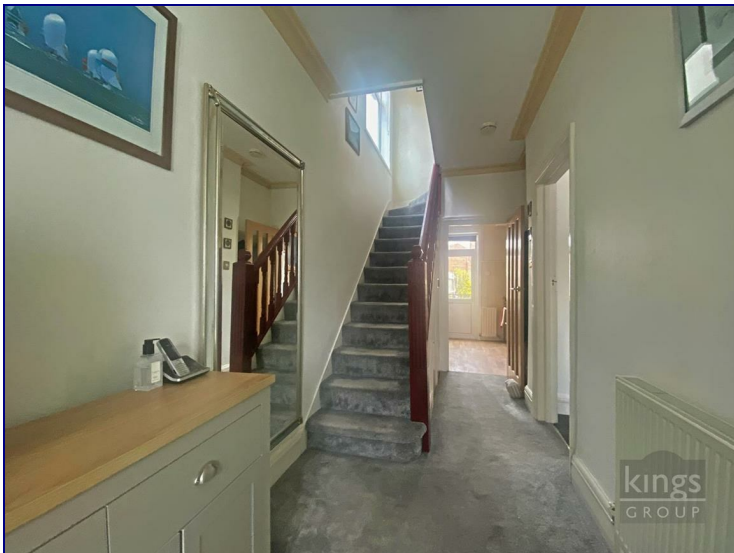


Farm Road, London, N21 3JA



£685,000

Kings Group - Enfield Town are delighted to offer For Sale this FOUR BEDROOM END OF TERRACE HOUSE on Farm Road, N21. Comprised of four good sized bedrooms, fitted kitchen, family bathroom, shower room and a spacious living room with french doors leading to an approximate 80ft garden. This ideal family home is within walking distance of Winchmore Hill station offering direct links into central London. In addition, the property benefits from off-street parking for two vehicles and a garage to the rear of the garden. There is ease of access to the A10, with further links to the A406 and M25. The house is located within the catchment area of Highfield Primary School and Winchmore School. This property is an absolute must see and should not be missed. To arrange a viewing, please get in touch on 0208 364 4118.

Entrance Hall

With stairs leading to the first floor landing, under-stairs storage, double radiator, carpeted flooring, smoke alarm.

Through Lounge

30'28 x 12'70 (9.14m x 3.66m)

With double glazed bay windows to the front aspect, two double radiators, open style fire-place, power points, carpeted flooring, French doors leading to garden.

Kitchen

8'32 x 8'61 (2.44m x 2.44m)

Double glazed window and door leading to the garden, Wooden flooring, Tiled splash backs, Base and wall units with flat top work surfaces, Space for cooker, Extractor hood, Sink and drainer unit, Plumbing for washing machine, Plumbing for a dishwasher, Power points.

Bathroom

8'21 x 6'56 (2.44m x 1.83m)

With double glazed opaque windows to the rear aspect, double radiator, tiled flooring, panel enclosed bath with mixer taps and shower attachment, wash basin with mixer tap, low level W.C, part tiled walls, spotlights.

Bedroom One

19'21 10'49 (5.79m 3.05m)

With double glazed windows to the rear aspect, a velux window to the front aspect, double radiator, carpeted flooring, fitted wardrobes, two built in storage cupboards, eave storage, power points.

Shower Room

6'41 x 6'16 (1.83m x 1.83m)

With double glazed windows to the rear aspect, double radiator, lino flooring, shower cubicle, wash basin with mixer tap, low level W.C, shaver points, part tiled walls, spotlights.

Bedroom Two

13'20 x 12'19 (3.96m x 3.66m)

With double glazed bay windows to the front aspect, single radiator, carpeted flooring, fitted wardrobe, power points.

Bedroom Three

12'06 x 11'32 (3.81m x 3.35m)

With double glazed windows to the rear aspect, single radiator, carpeted flooring, fitted wardrobes, power points.

Bedroom Four

6'23 x 8'40 (1.83m x 2.44m)

With double glazed windows to the front aspect, double radiator, carpeted flooring, power points.

Garden

approx 80ft (approx 24.38mft)

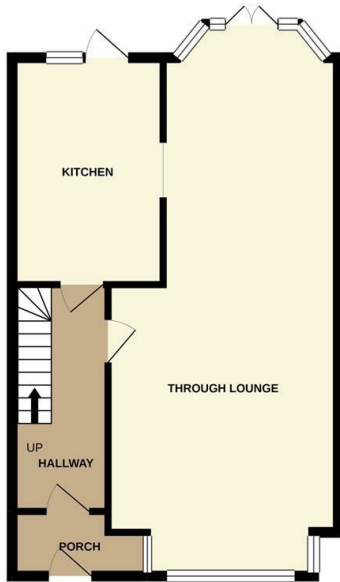
Mainly laid to lawn with plant and shrub borders, Side access, Wooden shed, Decking, Outside water tap, Garage to the rear.

Garage

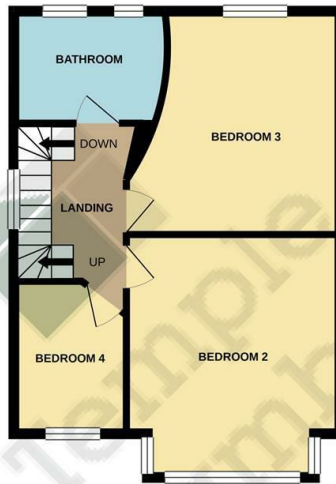
8'24 x 18'24 (2.44m x 5.49m)



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			82
(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	

