 5

Bedrooms

 1

Bathroom





****CHAIN FREE**** Addison Townsend are delighted to offer this lovely five bedroom semi detached Edwardian house in Winchmore Hill. The property offers two reception rooms, morning room, kitchen, family bathroom with separate W/C, loft space, cellar, rear garden and off street parking. The house is located 0.6 miles to Winchmore Hill Overground Station, 0.4 miles to Grange Park Station while also being in close proximity to local shops and bus routes. The house is offered Chain Free.

Living Room

18'8 x 13'11 (5.69 x 4.23m)

Reception Room

20'4 x 11'5 (6.19 x 3.49m)

Morning Room/Dining Room

10'11 x 9'6 (6.19 x 3.49m)

Kitchen

Cellar

11'10 x 7'0 (3.60 x 2.14m)

Bedroom 1

15'8 x 13'9 (4.78 x 4.20m)

Bedroom 2

14'10 x 11'10 (4.53 x 3.61m)

Bedroom 3

11'8 x 9'6 (3.56 x 2.90m)

Bedroom 4

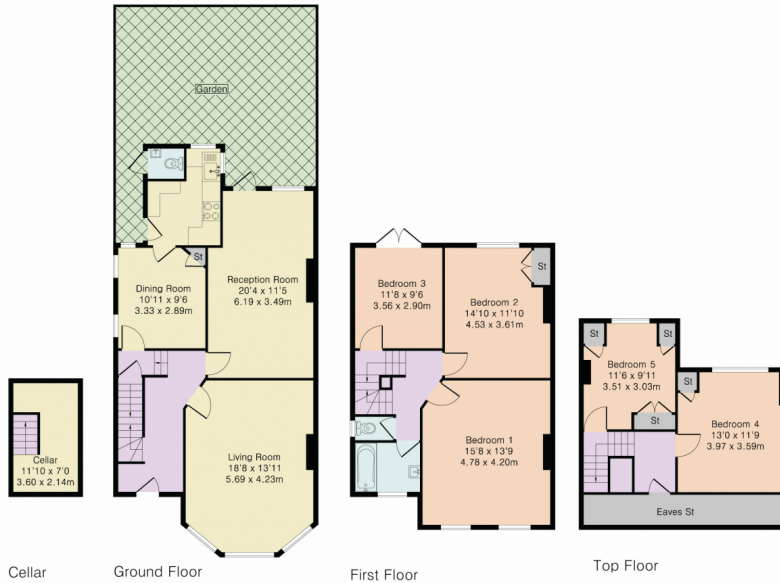
13'0 x 11'9 (3.97 x 3.59m)

Bedroom 5

11'6 x 9'11 (4.53 x 3.61m)



Approximate Gross Internal Area 1820 sq ft – 170 sq m
 Ground Floor Area 787 sq ft – 73 sq m
 First Floor Area 611 sq ft – 57 sq m
 Top Floor Area 339 sq ft – 32 sq m
 Cellar Area 83 sq ft – 8 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Green Dragon Lane, N21



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

