



ADDISON TOWNSEND
PROPERTY PROFESSIONALS
FOR SALE
020 8360 8111
www.addisontownsend.co.uk



4
Bedrooms

1
Bathroom



Addison Townsend are delighted to offer this spacious four bedroom semi detached house located in this quiet and popular residential road within 0.6 miles of Winchmore Hill and 0.3 miles to Grange Park Mainline Stations as well as local schools, parks and Winchmore Hill Green. The property offers two large reception rooms, fitted kitchen with dining area, downstairs W/C, four bedrooms, four piece bathroom suite and ample storage throughout. Externally the property boasts a beautiful rear garden, paved front driveway for off street parking and attached garage to side. The property benefits from a wealth of potential for further extension including to the rear, above the garage, and into the loft subject to planning consent.



Approximate Gross Internal Area 1674 sq ft – 155 sq m
Ground Floor Area 843 sq ft – 78 sq m
First Floor Area 831 sq ft – 77 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hoodcote Gardens, 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.

