

QUEENS AVENUE

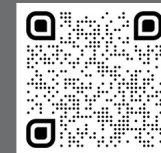
WINCHMORE HILL - N21

THOMAS
JAMES

kw



- FOUR BEDROOMS
- TERRACE HOUSE
- GARDEN BACKING ONTO 'NEW RIVER'
- SEPARATE DINING AND LIVING ROOM
- IN NEED OF MODERNISATION
- CENTRAL WINCHMORE HILL LOCATION



FOR SALE
£550,000 OIEO
FREEHOLD

QUEENS AVENUE

WINCHMORE HILL - N21

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JAMES**

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TERRACED HOUSE

£550,000 OFFERS IN EXCESS OFF

IN BRIEF

This substantial four bedroom house in Winchmore Hill offers a great potential for refurbishment to create a fabulous and contemporary family home. It already has great kerb appeal and is in an excellent location; a quiet one way street that backs onto the New River, within easy walking distance of the shops, schools and the station.

PROPERTY DESCRIPTION

With 1,277 square feet set over three floors and a 75 ft garden there's plenty of space both inside and out. The house has an attractive façade with a green picket fence and tiled front path, and inside there's a traditional layout, with a living room, dining room and separate kitchen on the ground floor (and a WC), two bedrooms and a bathroom on the first floor, and a further two bedrooms on the second (loft) floor. Built-in cupboards on every floor provide ample storage space, and there's also eaves storage (in addition to the 1,277 sq ft).

All rooms are generously sized, all four bedrooms are doubles, and the whole property enjoys good levels of natural light, thanks to its east-west aspect and large windows and retains some period features such as ceiling cornicing and dado rails.

The property is in a reasonable condition throughout. Most of the rooms are carpeted, and it has double glazing gas central heating. The fixtures, fitting and décor are outdated however, so there's considerable potential for refurbishment and remodelling to create a contemporary home and add significant value to the property.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: D

FREEHOLD



QUEENS AVENUE

WINCHMORE HILL - N21



PROPERTY DESCRIPTION CONTINUED

The traditional front living room and the adjacent dining room are both large rooms. The front room has a lovely bay window, whilst the dining room has a window with garden views and leads to the galley kitchen

The kitchen has fitted cabinets and freestanding appliances and has a door to the lean-to back lobby and WC.

The huge main bedroom is at the front of the property on the first floor. This lovely room has vintage twin bespoke fitted wardrobes and is flooded with natural light from two windows, one of which is a large bay. The second double bedroom has garden views and the large family bathroom on this floor has a bath, washbasin, WC and fitted cupboards, but could easily accommodate an additional separate shower. It has great light and ventilation from a large window.

The loft floor is home to two further double bedrooms. The larger of these is at the front of the property and has two large Velux windows, whilst the rear bedroom has leafy garden views.

There's a lot of storage space on this floor, with two sets of built-in cupboards and extensive eaves storage.

At over 75 ft long, the rear garden has huge potential to be a delightful outdoor space. Currently accessed via the back lobby, it's mainly lawned and backs onto the New River and playing fields beyond.

LOCAL LIFE

It's literally a couple of minutes walk to the many amenities along Green Lanes, and charming Winchmore Hill Green is just ten minutes from your door.

Winchmore Hill station, less than half a mile away, has regular direct 30 minute train journeys to Moorgate in the City. It's a mere four minutes by car to the A10 and six minutes to the North Circular Road.

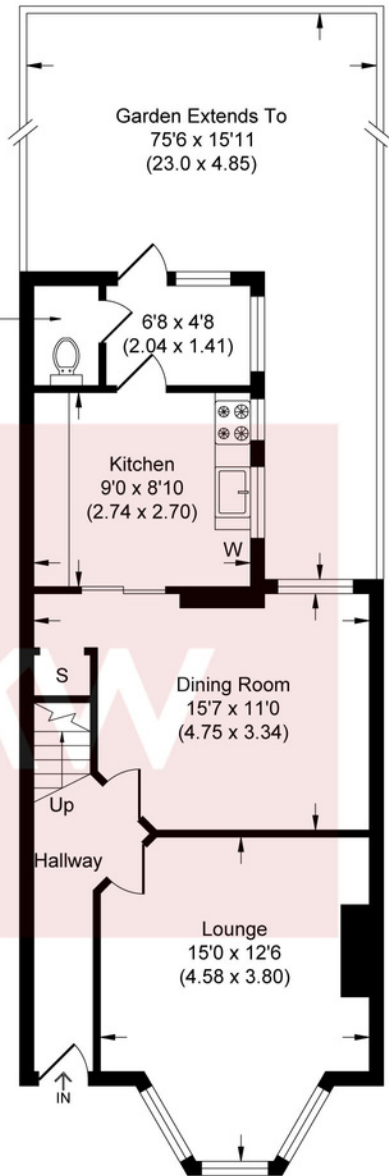
There are several schools rated outstanding by Ofsted in the local area.

LOCAL SCHOOLS

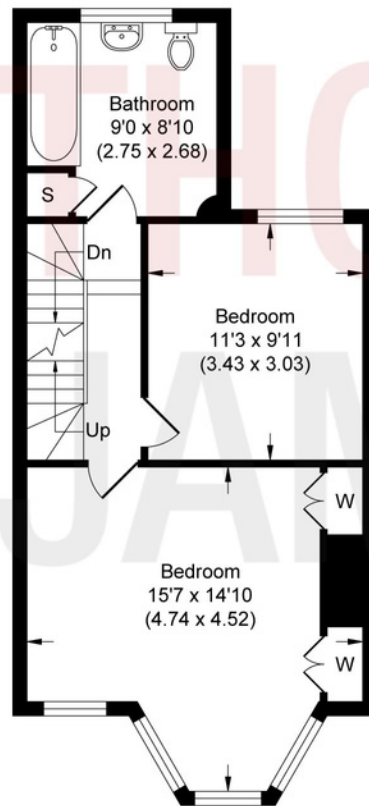
TRANSPORT



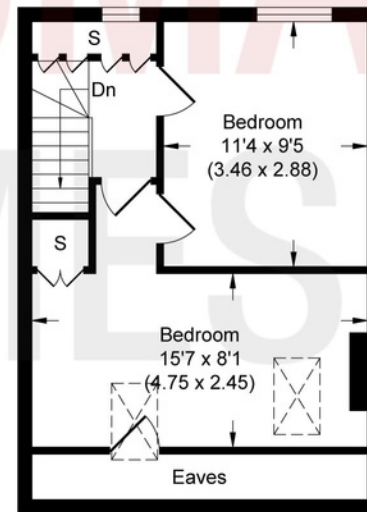
Ground Floor
47.52 sq.m. (511.50 sq.ft.) approx.



1st Floor
42.30 sq.m. (455.31 sq.ft.) approx.



2nd Floor
28.78 sq.m. (309.78 sq.ft.) approx.



**TOTAL FLOOR AREA : 118.60 sq.m. (1276.69 sq.ft.) approx.
(Excluding Eaves)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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