



49 Hyde Park Avenue, Winchmore Hill, N21 2PL
Offers In Excess Of £675,000



An IMMACULATE and WELL MAINTAINED EXTENDED 1930's BUILT TERRACED FAMILY HOME situated in this CONVENIENT RESIDENTIAL AREA within WALKING DISTANCE OF WINCHMORE HILL STATION and in the CATCHMENT FOR HIGHLANDS, FIRS FARM & ST MONICA'S SCHOOLS, FEATURES INCLUDE A LARGE FITTED KITCHEN/FAMILY ROOM, ALARM SYSTEM, GARAGE & OFF STREET PARKING. EARLY VIEWING RECOMMENDED



ENTRANCE

Front door with glazed side panel to hallway.

HALLWAY

Hardwood flooring, double radiator, low voltage spot lights, power points, storage cupboard, staircase to first floor, doors to accommodation.

CLOAKROOM

Comprising vanity wash hand basin with mixer tap, low flush wc, low voltage spot lights, wooden flooring, double radiator.

LOUNGE 16'5 x 12'9 (5.00m x 3.89m)

Double glazed bay window to front, fitted carpet, coving, ceiling lights, feature brick fireplace, double radiator.

KITCHEN/FAMILY ROOM 23'4 x 17'9 (7.11m x 5.41m)

Range of fitted wall and base units with Quartz work surfaces, Quartz Island with inset stainless steel sink and mixer tap, integrated dishwasher, two built in Neff ovens, Neff gas hob with extractor above, pull out larder cupboard, American fridge/freezer, two electronic Velux windows, Bi-fold aluminium doors to rear with electronic blinds, door to utility room.

UTILITY ROOM

Plumbing for washing machine and tumble dryer, combi boiler, low voltage spot lights.

FIRST FLOOR ACCOMMODATION

BEDROOM 1 16'5 x 10'5 (5.00m x 3.18m)

Double glazed bay window to front, fitted wardrobes, wooden flooring, ceiling light, power points, radiator.

BEDROOM 2 15'5 x 11'5 (4.70m x 3.48m)

Double glazed bay window to rear, fitted carpet, ceiling light, double radiator, power points.

BEDROOM 3 11'3 x 7'2 (3.43m x 2.18m)

Double glazed window to front, fitted carpet, double radiator, storage cupboard, power points.

BATHROOM

White suite comprising enclosed panel bath with mixer tap and wall mounted shower attachment, shower screen, pedestal wash hand basin, low flush wc, low voltage spot lights, extractor, heated towel rail, two frosted double glazed windows to rear.

EXTERIOR

SOUTH FACING REAR GARDEN

approx 50 ft long (approx 15.24m ft long)
Laid to lawn, patio area, outside tap and light, door to garage/shed.

GARAGE

Road access at rear, gated either end - electric up and over door, insulated, low voltage spot lights, plumbing, alarmed.

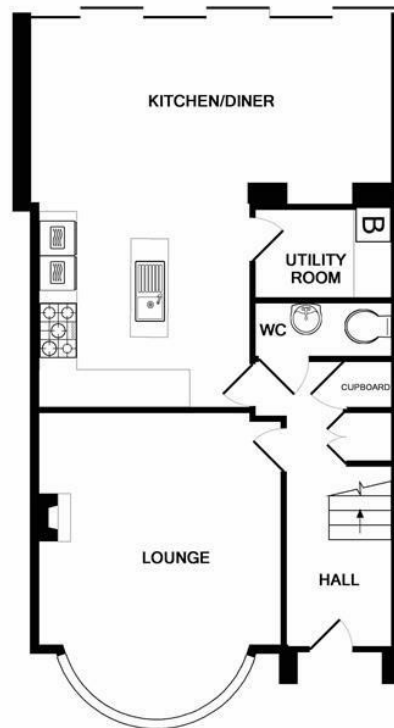
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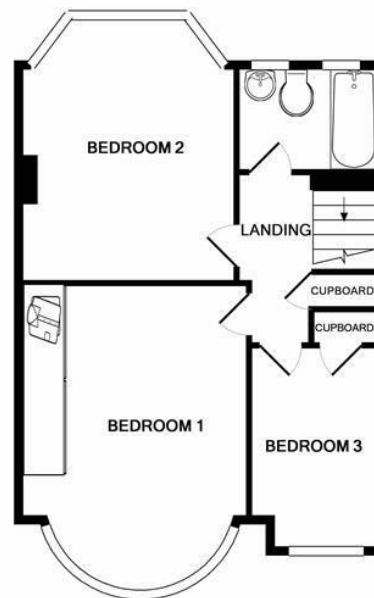
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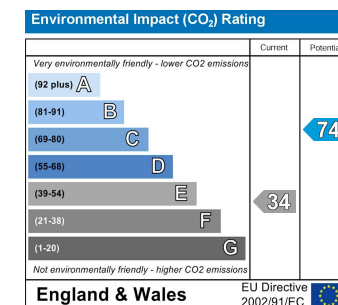
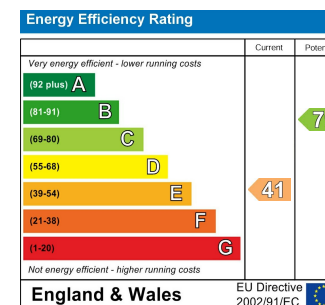
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)

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 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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