



FIVE BEDROOM SEMI-DETACHED HOUSE

GOOD SIZED UTILITY ROOM AND GUEST CLOAKROOM

FAMILY BATHROOM/W.C. AND EN-SUITE TO ONE BEDROOM

CHAIN FREE

VERY SPACIOUS EXTENDED KITCHEN/RECEPTION/FAMILY ROOM

SEPARATE FORMAL RECEPTION ROOM

OFF-STREET PARKING

EPC D



**Farm Road, Winchmore Hill,
London, N21**

£800,000

ENTRANCE HALL

Via original stained glass entrance door. Original parquet flooring. Picture rail. Central heating radiator.

RECEPTION ROOM 15' 9" x 13' 0" (4.80m x 3.96m)

Double glazed stained glass bay window to front aspect. Feature fireplace. Picture rail and dado rail. Central heating radiator. Fitted carpet.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 21' 0" x 15' 0" (6.40m x 4.57m)

To widest points. Kitchen area comprising fitted wall and base cabinets, granite worktops, Bosch six burner hob with extractor chimney above. Integrated double electric oven. Cupboard housing Worcester Bosch gas central heating boiler (system untested). Island/breakfast bar with inset central sink with mixer tap, integrated waste bins and dishwasher. Tiled flooring. Cupboard housing meters. Double glazed windows and doors to garden. Wood flooring. Central heating radiator. Door to:-

GUEST CLOAKROOM

Low level w.c. Vanity unit with inset wash hand basin. Tiled walls and flooring. Double glazed window.

UTILITY ROOM 11' 3" x 6' 6" (3.43m x 1.98m)

Plumbing for washing machine and tumble drier. Fitted storage cabinets. Tiled flooring. Central heating radiator.

FIRST FLOOR LANDING

Fitted carpet. Access to insulated loft-space with Velux windows. Good scope for conversion subject to planning.

FIRST BEDROOM 16' 3" x 11' 3" (4.95m x 3.43m)

Double glazed stained glass bay window to front aspect. Range of fitted wardrobe to both sides. Central heating radiator. Fitted carpet.

SECOND BEDROOM 12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to front aspect and further double glazed stained glass window to side. Fitted wardrobes and drawer unit. Central heating radiator. Laminate flooring. Door to:-

EN-SUITE SHOWER ROOM/W.C.

Shower cubicle. Low level w.c. Hand wash basin. Small corner cupboard. Obscure glazed window. Laminate flooring.

THIRD BEDROOM 11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to rear aspect. Picture rail. Central heating radiator. Fitted carpet.

FOURTH BEDROOM 12' 0" x 9' 3" (3.65m x 2.82m)

Width measured to front of fitted wardrobes. Double glazed window to front aspect. Picture rail. Central heating radiator. Fitted carpet.

FIFTH BEDROOM 10' 9" x 7' 0" (3.27m x 2.13m)

Double glazed window to front aspect. Fitted cupboard. Picture rail. Central heating radiator. Fitted carpet.

BATHROOM/W.C.

Large bath with shower over. Shower screen. Vanity unit with inset wash hand basin. Double glazed window. Tiled flooring.

EXTERIOR

REAR GARDEN

Patio area leading to lawn. Side access via security gate.

GARAGE

Most of the garage is now part of the house but the front section remains as good storage for bicycles etc. and still has the appearance of a garage from the front of the property.

OFF-STREET PARKING

For up to three vehicles.

MONEY LAUNDERING REGULATIONS 2003

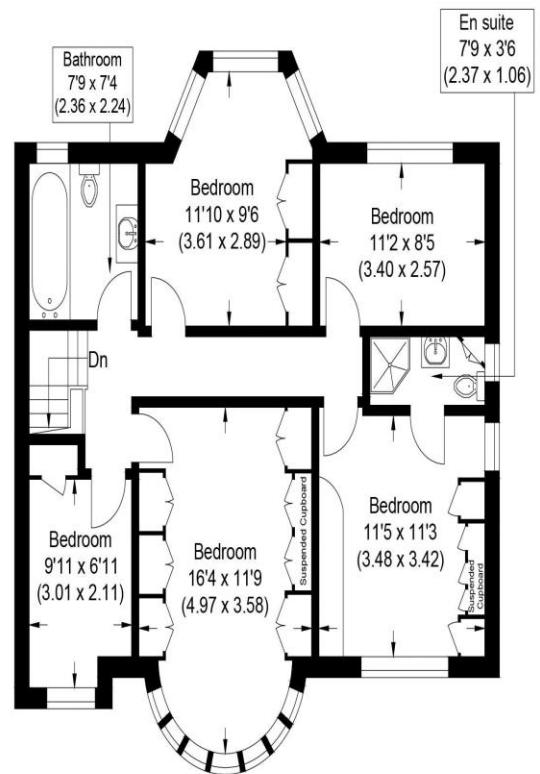
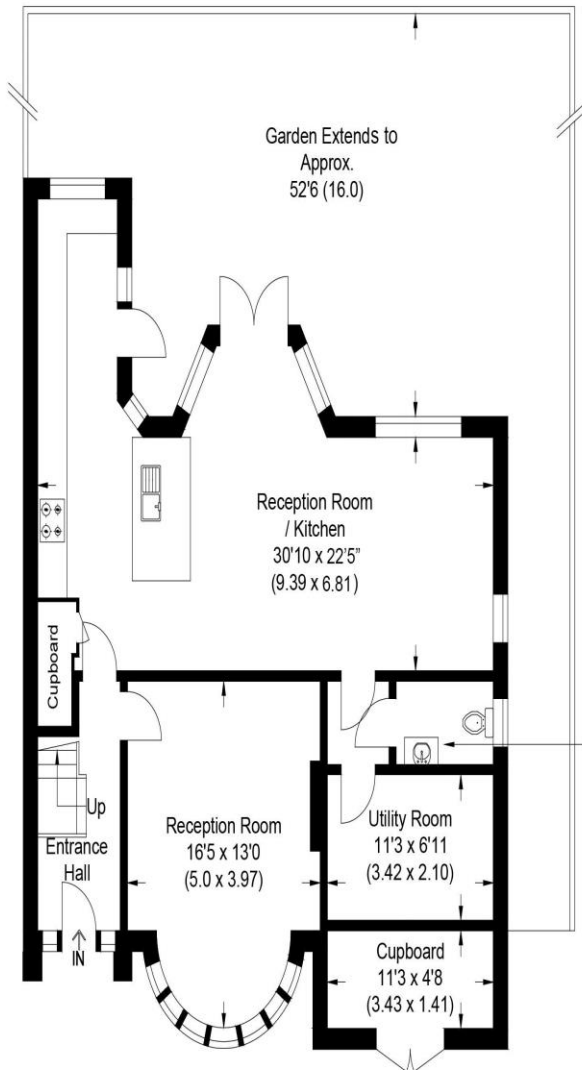
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Rear- Aspect

Farm Road, N21
Approximate Gross Internal Area
157.06 sq m / 1690 sq ft



Front Aspect

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



77, Farm Road, LONDON, N21 3HR

Dwelling type: Semi-detached house
Date of assessment: 10 September 2014
Date of certificate: 10 September 2014

Reference number: 8954-7821-1880-6070-1992
Type of assessment: RdSAP, existing dwelling
Total floor area: 158 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 4,344

Over 3 years you could save

£ 1,680

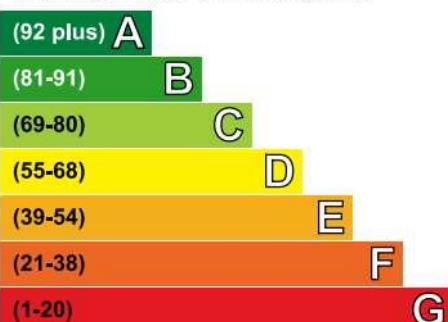
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	
Heating	£ 3,678 over 3 years	£ 2,067 over 3 years	
Hot Water	£ 399 over 3 years	£ 330 over 3 years	
Totals	£ 4,344	£ 2,664	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 266
2 Internal or external wall insulation	£4,000 - £14,000	£ 631
3 Floor Insulation	£800 - £1,200	£ 204

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.