



**BEAUTIFULLY PRESENTED FIVE  
BEDROOM SEMI-DETACHED HOUSE**

**RECEPTION ROOM**

**OPEN PLAN  
KITCHEN/DINING/FAMILY ROOM**

**MASTER BEDROOM WITH DRESSING  
ROOM AND EN-SUITE BATH/SHOWER  
ROOM/W.C.**

**SOUTH FACING REAR GARDEN**

**OFF-STREET PARKING EPC RATING D**



**Arundel Gardens, Winchmore Hill,  
London N21**

**£1,250,000**

## ENTRANCE HALLWAY

Via original entrance door with stained glass feature to enclosed porch and further door. Central heating radiator with decorative cover. Stained glass window to flank wall. Tessellated tiled flooring. Doors to reception room and double doors to open plan kitchen/living/dining space.

## GUEST CLOAKROOM

Obscure glazed window. Low level w.c. Wash hand basin. Tessellated tiled flooring.

## FIRST RECEPTION ROOM 13' 9" x 13' 4" (4.19m x 4.06m)

Double glazed bay window to front aspect. Feature fireplace. Central heating radiator. Stripped and stained floorboards.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM 27' 3" x 20' 4" (8.30m x 6.19m)

Overall measurement. Feature fireplace. Kitchen area comprising fitted wall and base cabinets, centre island with breakfast bar incorporating induction hob. Two electric ovens, separate sink area, further fitted cupboards concealing central heating boiler (system untested) and plumbing/space for washing machine and tumble dryer. Underfloor heating beneath tiled flooring. Three Velux windows. Bi-fold doors to patio and rear garden.

## FIRST FLOOR LANDING

Fitted carpet. Two feature stained glass windows to flank wall. Staircase to second floor.

## FIRST BEDROOM 16' 8" x 12' 1" (5.08m x 3.68m)

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

## SECOND BEDROOM 17' 11" x 10' 6" (5.46m x 3.20m)

Double glazed bay window to rear aspect. Feature fireplace. Fitted wardrobes. Central heating radiator. Fitted carpet.

## THIRD BEDROOM 9' 6" x 6' 1" (2.89m x 1.85m)

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

## FOURTH BEDROOM 10' 6" x 8' 4" (3.20m x 2.54m)

Double glazed bay window to front aspect. Central heating radiator. Fitted carpet.

## BATHROOM/W.C.

Obscure double glazed window. Panelled bath with shower over and shower screen. Low level w.c. Pedestal wash hand basin. Heated towel rail. Tiled walls and flooring.

## SECOND FLOOR

## FIFTH/MASTER BEDROOM 15' 7" x 14' 0" (4.75m x 4.26m)

Measured to widest point. Central heating radiator. Fitted carpet. Double glazed window and Juliet balcony. Opening to:-

## DRESSING ROOM AREA

Fitted wardrobes, drawers and shelving. Two Velux windows. Further eaves storage.

## EN-SUITE BATH/SHOWER ROOM/W.C.

Obscure glazed window. Panelled bath with mixer tap. Shower cubicle. Vanity wash hand basin. Low level w.c. Extractor. Heated towel rail. Tiled walls and flooring.

## EXTERIOR

## REAR GARDEN

Approximately 77'. South facing. Extensive patio area leading to lawn with flower and shrub border. Garden shed. Side access gate.

## OFF-STREET PARKING

To the front of the property.

### 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.



## Arundel Gardens, N21

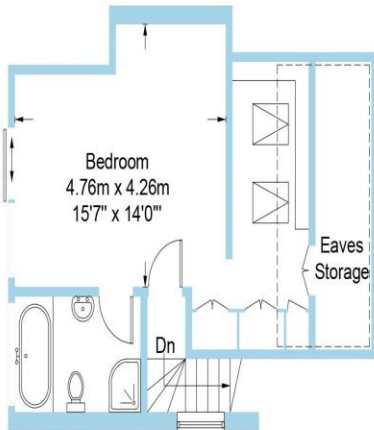
Approximate Gross Internal Area = 174.6 sq m 1879 sq ft

(Excluding Reduced Headroom / Eaves)

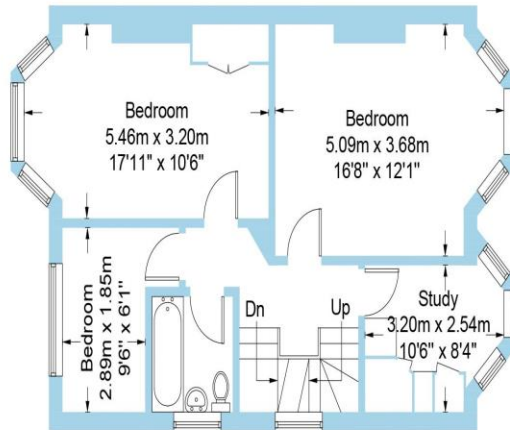
Shed = 1.9 sq m / 20 sq ft

Reduced Headroom / Eaves = 9.7 sq m / 104 sq ft

Total = 186.2 sq m / 2003 sq ft

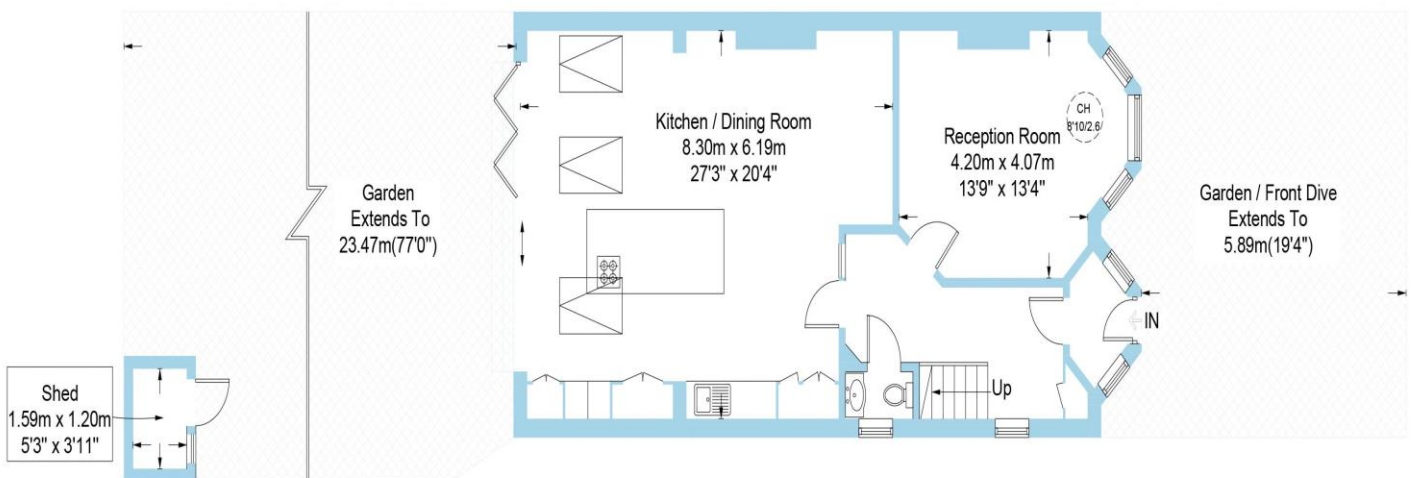


**Second Floor**



**First Floor**

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 766274)



# Energy performance certificate (EPC)

13, Arundel Gardens  
LONDON  
N21 3AG

Energy rating

E

Valid until

26 November 2029

Certificate number

8531-6629-9509-6376-8926

## Property type

Semi-detached house

## Total floor area

171 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)