



**THREE BEDROOM SEMI DETACHED
HOUSE – CHAIN FREE**

**TWO SEPARATE RECEPTIONS PLUS
CONSERVATORY**

KITCHEN/DINER AND UTILITY ROOM

GUEST CLOAKROOM

EPC RATING D

LOVELY REAR GARDEN

**GARAGE TO SIDE WITH OWN DRIVEWAY
AND OFF-STREET PARKING**



**Hoodcote Gardens, Winchmore
Hill, London N21**

£825,000

ENTRANCE HALLWAY

Via entrance door with stained glass feature and matching stained glass window to the side. Picture rail. Understairs storage cupboard. Central heating radiator. Wood flooring.

FIRST RECEPTION ROOM 17' 0" x 12' 3" (5.18m x 3.73m)

Double glazed bay window to front aspect. Picture rail. Feature fireplace. Built-in cupboards and shelving to alcoves. Two central heating radiators. Fitted carpet.

SECOND RECEPTION ROOM 24' 6" x 10' 6" (7.46m x 3.20m)

Built-in cupboards/storage to alcoves. Central heating radiator. Wood flooring. Conservatory-style roof to rear of the room with fitted ceiling blinds, double glazed windows and door to rear garden.

GUEST CLOAKROOM

Obscure double glazed window. Low level w.c. Pedestal wash hand basin. Central heating radiator. Wall-mounted storage cupboard. Wood flooring.

KITCHEN/DINER 14' 9" x 8' 9" (4.49m x 2.66m)

Fitted wall and base cabinets. Stainless steel sink with mixer tap. Gas cooker point. Tiled splashbacks. Plumbing for dishwasher. Wall-mounted gas central heating boiler (system untested). Tiled flooring. Steps down to:-

UTILITY ROOM 7' 3" x 5' 9" (2.21m x 1.75m)

Fitted wall cupboards. Butler sink. Plumbing for washing machine and space for tumble drier. Part-tiled walls. Central heating radiator. Double glazed window and door to garden. Door to:-

FURTHER STORAGE ROOM 7' 3" x 7' 0" (2.21m x 2.13m)

Fitted shelving. Door to integral garage.

FIRST FLOOR LANDING

Obscure double glazed window to flank wall. Picture rail. Airing/linen storage cupboard. Access to roof-space with pull down ladder. Fitted carpet.

FIRST BEDROOM 18' 0" x 12' 3" (5.48m x 3.73m)

Double glazed bay window to front aspect. Picture rail. Fitted wardrobes and drawer unit. Central heating radiator. Fitted carpet.

SECOND BEDROOM 14' 6" x 10' 6" (4.42m x 3.20m)

Double glazed window to rear aspect. Fitted wardrobe cupboards, drawers and shelving. Central heating radiator. Fitted carpet.

THIRD BEDROOM 11' 9" x 10' 0" (3.58m x 3.05m)

Width narrows to 9'. Double glazed window to rear aspect. Picture rail. Central heating radiator. Fitted carpet.

BATHROOM/W.C.

Two obscure double glazed windows to rear aspect. Panelled bath with mixer tap and shower over. Shower screen. Pedestal wash hand basin. Low level w.c. Heated towel rail. Part-tiled walls. Laminate flooring.

EXTERIOR

REAR GARDEN

Patio area and further decking area leading to lawn with mature flower and shrub borders. Garden shed.

GARAGE 21' 6" x 8' 3" (6.55m x 2.51m)

Up-and-over door.

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.

Energy Performance Certificate

72, Hoodcote Gardens, LONDON, N21 2NE

Dwelling type: Semi-detached house
Date of assessment: 14 March 2017
Date of certificate: 17 March 2017

Reference number: 8123-7627-5490-2074-8992
Type of assessment: RdSAP, existing dwelling
Total floor area: 116 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

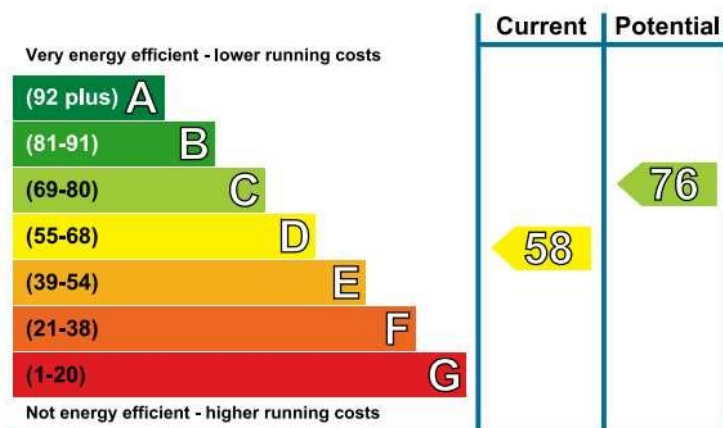
Estimated energy costs of dwelling for 3 years:	£ 3,438
Over 3 years you could save	£ 876

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 2,823 over 3 years	£ 2,049 over 3 years	
Hot Water	£ 366 over 3 years	£ 264 over 3 years	
Totals	£ 3,438	£ 2,562	

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



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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 771	
2 Solar water heating	£4,000 - £6,000	£ 102	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 846	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.