



**SPACIOUS THREE BEDROOM
DETACHED HOUSE WITH GARAGE
TO SIDE**

**REQUIRING COMPLETE
REFURBISHMENT**

**EXCELLENT SCOPE FOR
EXTENSION, SUBJECT TO PLANNING**

LARGE REAR GARDEN

CHAIN FREE



**Wynchgate, Winchmore Hill,
London N21**

£900,000

ENTRANCE HALLWAY

Centre entrance door with windows to either side and further window to flank wall. Large storage cupboard.

GROUND FLOOR CLOAKROOM

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

FIRST RECEPTION ROOM 17' 3" x 12' 6" (5.25m x 3.81m)

Original bay window to front aspect. Tiled fireplace.

SECOND RECEPTION ROOM 14' 6" x 14' 0" (4.42m x 4.26m)

Tiled fireplace. Original window and door to rear aspect/garden.

KITCHEN 12' 9" x 11' 0" (3.88m x 3.35m)

Build-in cupboards. Window to side and doors to side and rear garden.

FIRST FLOOR LANDING

Attractive stained glass window to flank wall. Access to roofspace.

FIRST BEDROOM 17' 3" x 12' 6" (5.25m x 3.81m)

Bay window to front aspect. Tiled fireplace.

SECOND BEDROOM 14' 6" x 14' 0" (4.42m x 4.26m)

Bay window to rear aspect.

THIRD BEDROOM 9' 0" x 8' 9" (2.74m x 2.66m)

Window to front aspect.

BATHROOM

Bath with mixer tap and shower attachment. Pedestal wash hand basin. Two obscure glazed windows. Linen cupboard housing water cylinder.

SEPARATE W.C.

EXTERIOR

REAR GARDEN 130' 0" x 36' 0" (39.59m x 10.96m)

Side gate. Patio area and remainder laid to lawn. Large brick built shed to the rear of the garden measuring approximately 19'9 x 9'.

GARAGE 15' 9" x 8' 0" (4.80m x 2.44m)

To the side of the house.

OFF-STREET PARKING

Space for at least two vehicles 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.

