



FOUR BEDROOM SEMI-DETACHED HOUSE

TWO SEPARATE RECEPTION ROOMS

KITCHEN OPENING TO SPACIOUS FAMILY ROOM

FAMILY BATHROOM/W.C. AND FURTHER SEPARATE SHOWER ROOM/W.C.

GARAGE AND OFF-STREET PARKING

EPC RATING F

SCOPE FOR LOFT EXTENSION, SUBJECT TO PLANNING



Firs Lane, Winchmore Hill, London N21

£835,000

ENTRANCE HALLWAY

Original style entrance door with stained glass feature and two double glazed stained glass side windows. Dado rail. Understairs cupboard. Central heating radiator. Original wood flooring.

GUEST CLOAKROOM

Low level w.c. Wash hand basin. Fully tiled walls and tiled flooring.

FIRST RECEPTION ROOM 18' 6" x 12' 0" (5.63m x 3.65m)

Double glazed window to front aspect. Feature working fireplace. Dado rail. Central heating radiator. Original wood flooring.

SECOND RECEPTION ROOM 14' 6" x 13' 3" (4.42m x 4.04m)

Fireplace with gas coal-effect fire. Picture rail. Central heating radiator. Original wood flooring. Stained glass windows and doors to family room/extension.

KITCHEN 12' 6" x 10' 9" (3.81m x 3.27m)

Fitted wall and base cabinets. Fitted wine rack. Stainless steel sink with mixer tap. Ariston gas hob, two separate AEG electric ovens. Integrated microwave oven. Upright central heating radiator. Part-tiled walls. Laminate flooring. Open-plan to family room extension.

FAMILY ROOM 25' 6" x 13' 9" (7.77m x 4.19m)

Cupboard housing gas central heating boiler (system untested). Central heating radiator. Double glazed doors to garden.

FIRST FLOOR LANDING

Parquet flooring. Access to roofspace.

FIRST BEDROOM 18' 3" x 11' 0" (5.56m x 3.35m)

Range of fitted wardrobes and drawer units. Central heating radiator. Wood flooring. Double glazed window to front aspect overlooking the cricket ground.

SECOND BEDROOM 14' 6" x 12' 9" (4.42m x 3.88m)

Range of fitted wardrobes, shelving and drawers. Central heating radiator. Double glazed window overlooking rear garden. Wood flooring.

FOURTH BEDROOM 10' 3" x 9' 0" (3.12m x 2.74m)

Measured to front of fitted wardrobes. Central heating radiator. Double glazed window to rear aspect. Wood flooring.

THIRD BEDROOM 15' 3" x 8' 0" (4.64m x 2.44m)

Double glazed window to front aspect. Range of fitted wardrobes and storage cupboards/shelving (one cupboard housing bunk beds). Central heating radiator. Wood flooring.

BATHROOM/W.C.

Panelled bath with mixer tap and shower attachment plus separate shower. Folding shower screen. Low level w.c. Bidet. Marble counter top with inset wash hand basin and storage cupboard beneath. Heated towel rail. Fully tiled walls and flooring. Obscure double glazed window.

SHOWER ROOM/W.C.

Shower cubicle. Low level w.c. Bidet. Vanity wash hand basin. Obscure double glazed window. Heated towel rail. Fully tiled walls and flooring.

EXTERIOR

REAR GARDEN

Approximately 45'. Steps to patio area and attractively presented paved garden.

GARAGE

Approximately 15' x 7'3". Remotely controlled up and over door. Power and lighting.

OFF-STREET PARKING

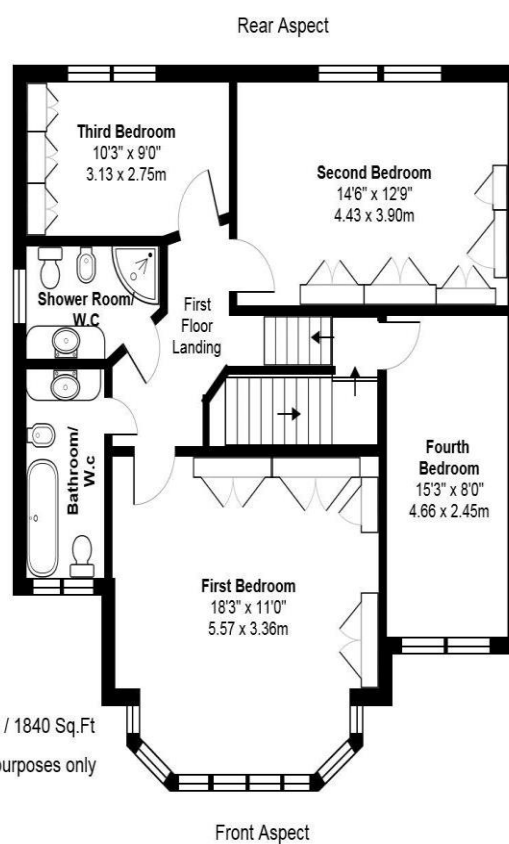
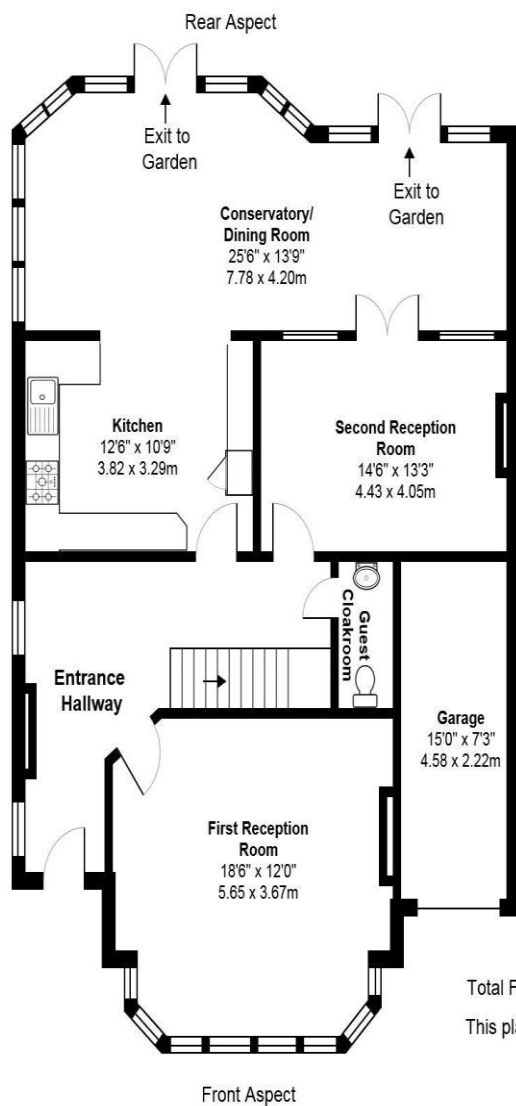
To the front of the property - space for 2/3 vehicles.

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.



Total Floor Area 171m² / 1840 Sq.Ft
 This plan is for display purposes only

Energy Performance Certificate

6, Firs Lane, LONDON, N21 2HU

Dwelling type: Semi-detached house
Date of assessment: 05 October 2016
Date of certificate: 10 October 2016

Reference number: 9246-2875-7301-9706-0361
Type of assessment: RdSAP, existing dwelling
Total floor area: 171 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:	£ 7,353
Over 3 years you could save	£ 3,651

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 249 over 3 years	
Heating	£ 6,510 over 3 years	£ 3,102 over 3 years	
Hot Water	£ 393 over 3 years	£ 351 over 3 years	
Totals	£ 7,353	£ 3,702	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>37</p>	<p>Potential</p> <p>73</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

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	£ 2,151	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 336	
3 Low energy lighting for all fixed outlets	£60	£ 162	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.