

FIRS PARK AVENUE, N21 2PT



£750,000 Freehold

- SEMI DETACHED
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- BATHROOM
- GARAGE
- THROUGH LOUNGE
- KITCHEN
- THREE BEDROOMS
- GARDEN
- OFF STREET PARKING

Property Details

Situated in the popular Firs Park Avenue, N21, is this attractive three-bedroom end of terrace home offering well-proportioned accommodation. The property provides an excellent balance of living and entertaining space and also offers further potential to extend, subject to obtaining the necessary planning consents.

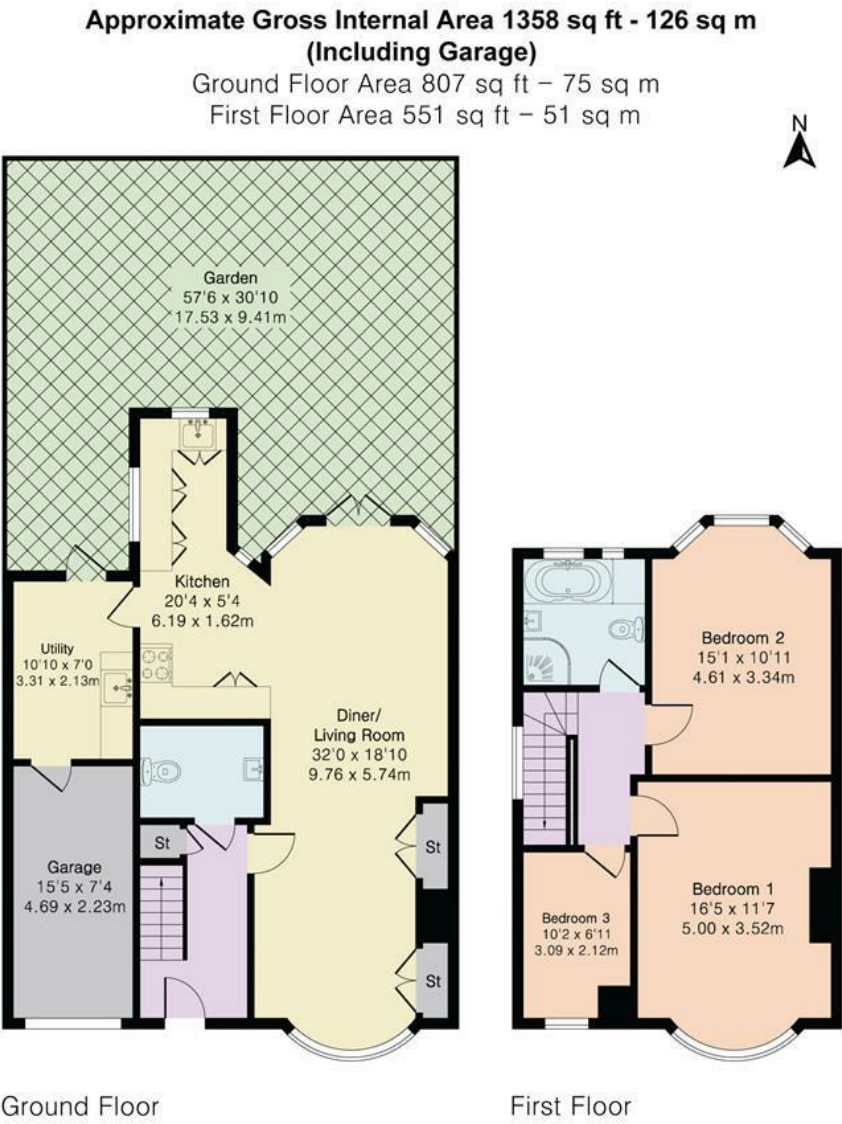
The accommodation is entered via a welcoming hallway with a conveniently positioned downstairs cloakroom. A particular feature of the property is the spacious through lounge, providing ample room for both living and dining areas, with French doors opening directly onto the rear garden. An opening from the reception room leads through to the kitchen, which is fitted with a comprehensive range of wall and base units providing plenty of storage and preparation space. Off the kitchen is a useful separate utility room, which in turn provides direct access to the integral garage.

On the first floor are three well-proportioned bedrooms, offering flexible accommodation for a growing family or those requiring space to work from home, together with a family bathroom.

Externally, the rear garden has been designed with ease of maintenance and entertaining in mind. Immediately adjoining the house is a decked seating area, ideal for outside dining, with the remainder of the main garden laid with AstroTurf. To the rear of the garden is a further entertaining area, providing an additional space for seating, barbecues and socialising.

To the front of the property, a brick-paved driveway provides off-street parking and access to the integral garage.

Firs Park Avenue is conveniently located for the shops, cafés, restaurants and everyday amenities of Winchmore Hill and the surrounding area. Winchmore Hill railway station provides regular services towards central London, including Moorgate.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

