



ASH GROVE, N13  
**£589,950 FREEHOLD**

**A SPACIOUS FAMILY HOME OFFERED FOR SALE CHAIN-FREE, IN EASY REACH OF SCHOOLS AND OPEN-SPACES.**

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## **DESCRIPTION:**

A delightful three-bedroom family home situated on a popular residential road, within easy reach of Winchmore Secondary School, Firs Farm, and Highfield Primary Schools, as well as several open spaces including Firs Farm Wetlands and Clowes Football/Cricket Ground.

Offered for sale chain-free, the property boasts 1025 Sq. ft. of living accommodation and offers the opportunity to create a lovely family home tailored to one's own requirements.

The ground floor features a generously sized living room/dining room with a bay at one end providing access to the rear garden. You will also find a galley kitchen and a convenient WC. The first floor offers three well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a rear garden extending just under 47 feet in length, as well as a garage with vehicular access and a front garden.

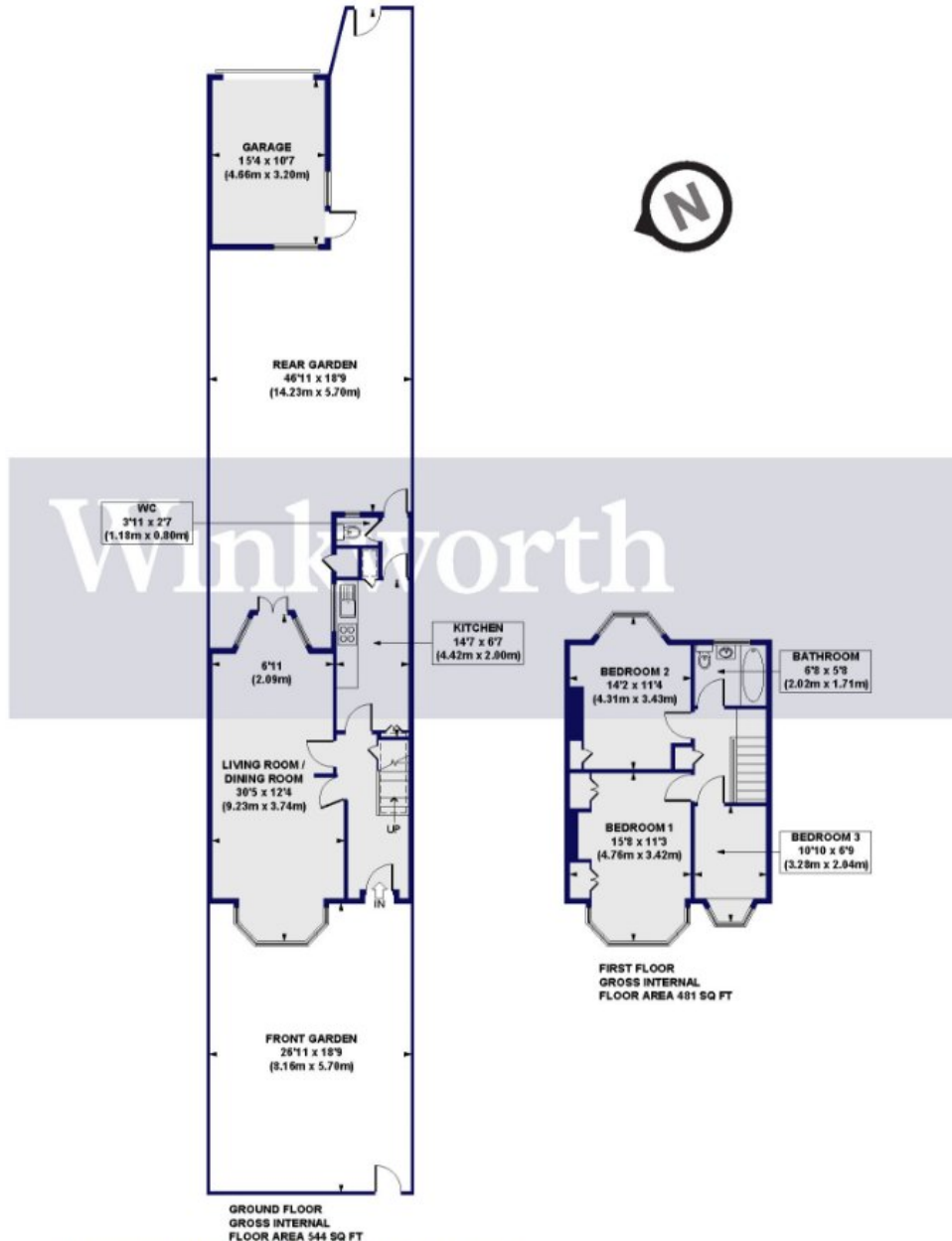
Council Tax: London Borough of Enfield - Band E



## Ash Grove, N13

Approx. Gross Internal Floor Area 1186 sq. ft / 110.19 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1025 sq. ft / 95.28 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92)  | A |                         |           |
| (81-91)                                     | B |                         | 86        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      |           |
| (39-54)                                     | E |                         |           |
| (21-58)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Tenure:** Freehold  
**Term:** Expires -  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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