



Winkworth

Cyprus Gardens, London, N3

£1,295,000 *Freehold*

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We are delighted to offer to the market, this beautifully presented, fully extended semi-detached family home. Set on a quiet turning between St Mary's Avenue and Cyprus Avenue, ideally located for local amenities, Outstanding Ofsted rated schools and recreational parkland, the property offers circa 2,000 sq. ft of living accommodation and comprises spacious hallway, front reception room with bi-folding doors leading to a fully extended living/dining area and spacious fully integrated kitchen, utility room and downstairs W.C.

KEY FEATURES

- Semi-detached family home
- Four bedrooms
- Two bathrooms
- Extended living/dining area
- Spacious fitted kitchen
- Downstairs WC/utility room
- Substantial Garden room and storage
- Conveniently located



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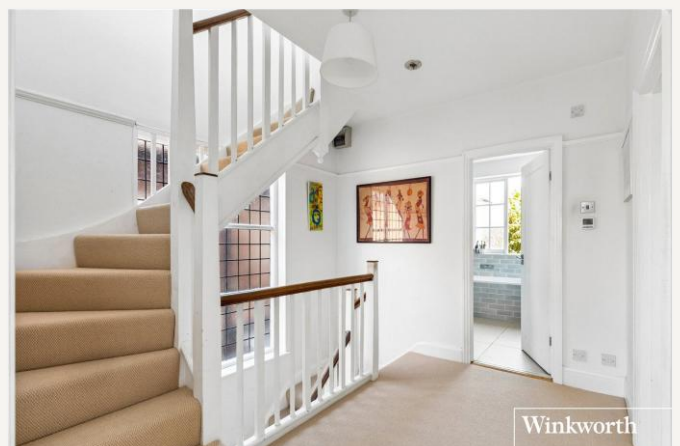
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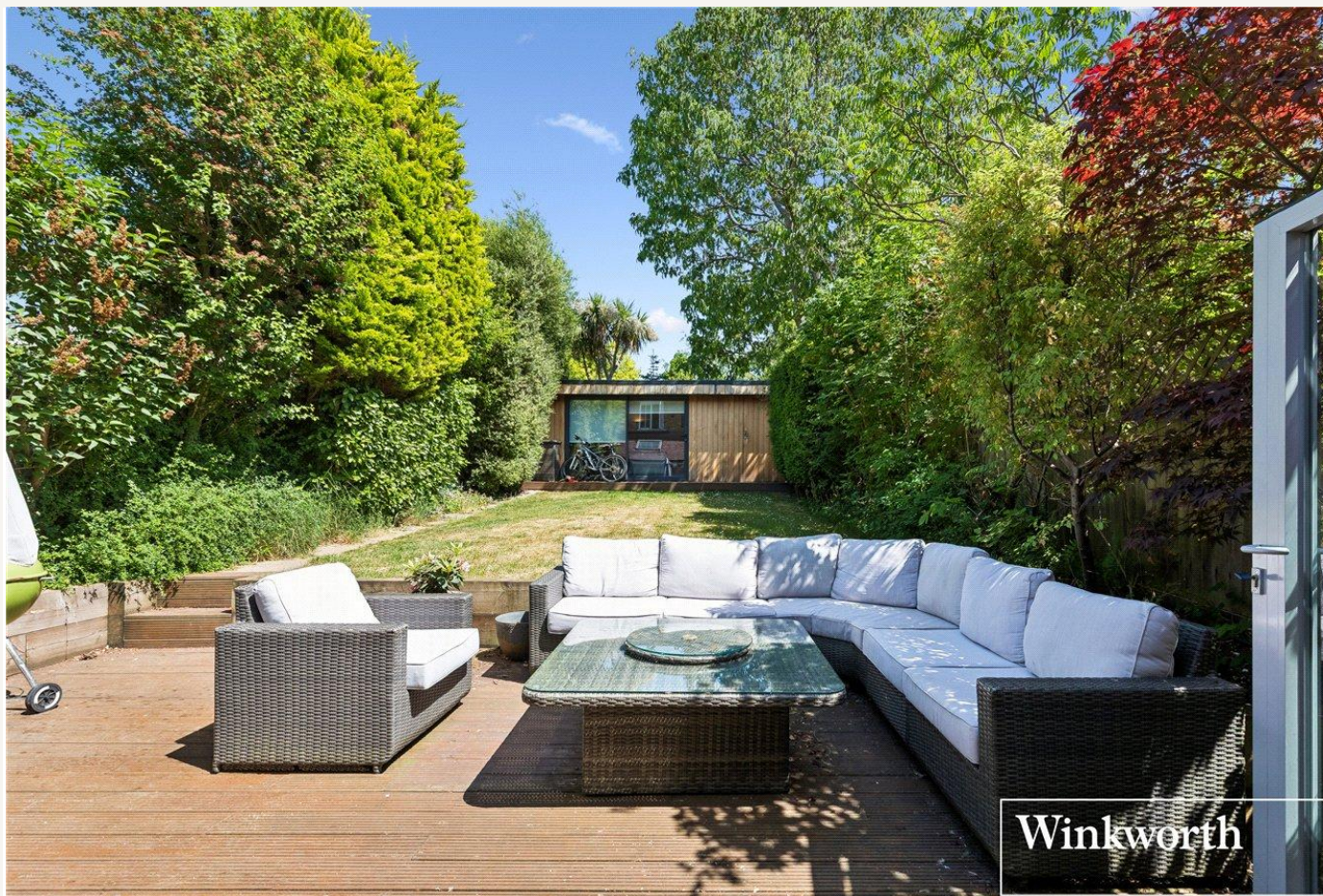
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for every step...



To the first floor there are three bedrooms and family bathroom, and a wonderful master bedroom providing generous space with en-suite facilities to the second floor. Further benefits include air conditioning to the ground floor, garden room to the rear of the garden, ideal for working from home, as well as good storage space, a front garden with potential to make off street parking (stpp) and side access. An internal viewing is highly recommended!





MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: G
EPC rating: C

Cyprus Gardens, N3

Approx. Gross Internal Floor Area 2288 sq. ft / 212.60 sq. m (Including Restricted Height Area, Eaves & Garden Room)
Approx. Gross Internal Floor Area 1856 sq. ft / 172.45 sq. m (Excluding Restricted Height Area, Eaves & Garden Room)

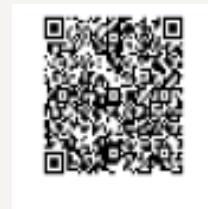


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	72 C	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN210251>

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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