



Fernleigh Road, N21

£550,000 *Share of Freehold*



A spacious and beautifully presented maisonette arranged on the entire ground floor of a semi-detached house conversion, enviably located within easy reach of Winchmore Hill Green, with its selection of cafés, restaurants and Overground station providing direct services to Moorgate, as well as the attractive open spaces of Grovelands Park.

At the front of the property is a spacious reception room with a wide bay window and a feature fireplace. The kitchen/dining room is undoubtedly the focal point of the home, measuring over 18' in length, it offers generous space for dining and entertaining. Fitted with an extensive range of wall and base units, slim-profile granite worktops and subway-tiled splashbacks, the kitchen has been designed with practicality in mind.



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There is space for a six-burner range cooker, while a large skylight fills the rear extension with natural light. There is also an I-shaped tessellated tiled entrance hall with generous built-in storage. The two bedrooms are positioned just off the kitchen, with the principal bedroom overlooking the rear garden. The bathroom has been finished in a traditional style, with fully tiled walls and carefully chosen Burlington fittings, including a roll-top claw-foot bath with shower mixer, complemented by a matching basin and brassware.

Outside, the private rear garden offers a patio, lawn, established shrub borders, a substantial shed/workshop and side access. To the front of the property, a block-paved driveway provides off-street parking.

An internal viewing is highly recommended to fully appreciate the quality of the accommodation and the convenience of its sought-after location.



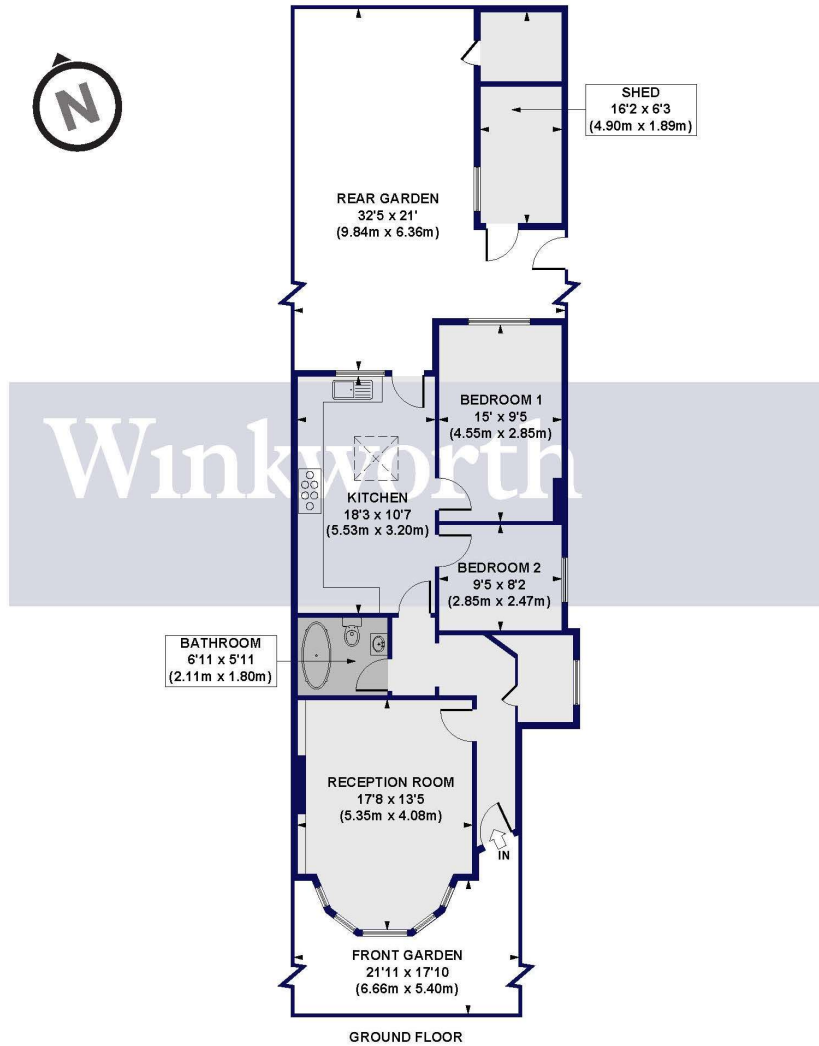


MATERIAL INFO

Tenure: Share of Freehold
Remaining Underlying Lease Term: Circa 105 years
Ground Rent: N/A
Service Charge: N/A
Council Tax – London Borough of Enfield - Band: F
EPC rating: C

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Approx. Gross Internal Floor Area 895 sq. ft / 83.15 sq. m (Including Shed)
Approx. Gross Internal Floor Area 795 sq. ft / 73.89 sq. m (Excluding Shed)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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