



Orange Hill Road, Middlesex, HA8

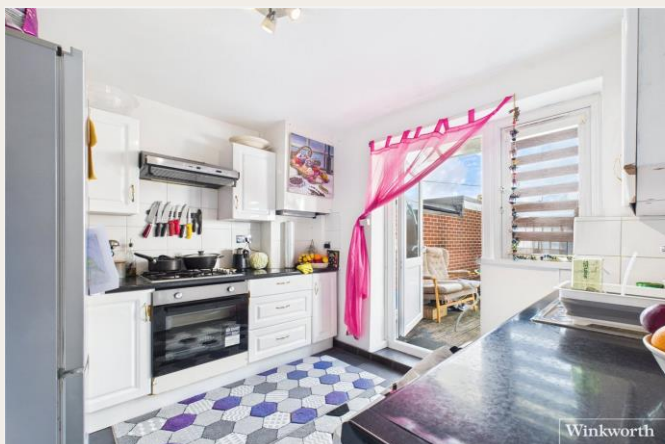
£425,000 *Freehold*



Ideally positioned on the ever-popular and well-connected Orange Hill Road, this well maintained end-of-terrace home offers convenience and comfort in equal measure. Enjoy effortless access to the A41, A1, and M1, as well as Burnt Oak Station (Northern Line), shops and amenities less than a 10-minute walk away.

KEY FEATURES

- PRIME LOCATION
- CATCHMENT AREA FOR SCHOOLS
- CLOSE TO BURNT OAK STATION
- SCOPE TO EXTEND (STPP)



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The property features a bright and spacious reception room, a well-appointed kitchen, two well-proportioned bedrooms, a family bathroom, and a generous rear garden. Ideal for first time buyers or investors alike. Early viewing is highly recommended – not to be missed out on.





MATERIAL INFO

Tenure: Freehold

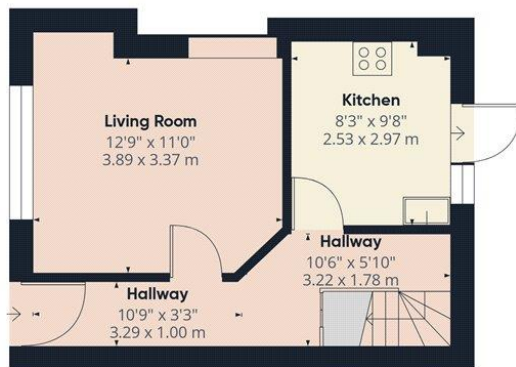
Council Tax Band: D - Barnet

EPC rating: C

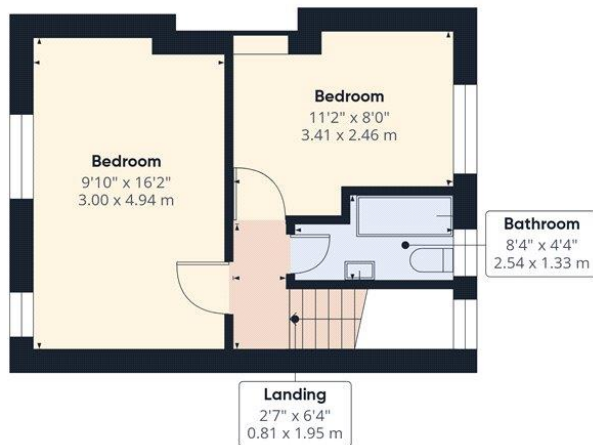
<https://www.winkworth.co.uk/sale/property/KBS250558>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1

Approximate total area⁽¹⁾
628 ft²
58.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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