



**FIRS PARK GARDENS, N21
OFFERS IN EXCESS OF £700,000 FREEHOLD**

**A SPACIOUS FAMILY HOME BOASTING A MODERN
AND AIRY INTERIOR, SITUATED IN A CUL-DE-SAC
WITHIN EASY REACH OF SCHOOLS.**

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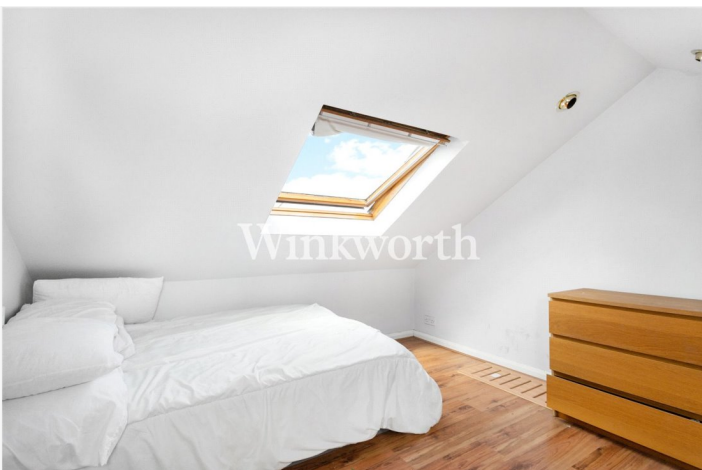
DESCRIPTION:

A spacious terraced family home boasting a modern and airy interior, situated in a cul-de-sac within easy reach of Winchmore Secondary school and Highfield Primary school, with Winchmore Hill overground approximately a mile away.

Offered for sale with no onward chain, the ground floor features an impressive rear extension showcasing a dining area and an extensive modern fitted kitchen with a natural stone worktop, integrated appliances, and an island with a breakfast bar. Full-width bi-fold doors at one end lead out to the rear garden, making it ideal for entertaining throughout the summer months. You will also find a spacious front reception room with a large bay window, along with a guest WC. All rooms on the ground floor enjoy underfloor heating. The first floor provides three spacious bedrooms, two of which are generous double, plus a shower room, and a separate WC. The loft has been converted into a fourth bedroom and a separate WC. Moving outside, the property benefits from a low-maintenance rear garden with a sun deck. There is also a large garage with rear vehicular access and an electric door, along with a block-paved driveway at the front of the house.

SUMMARY:

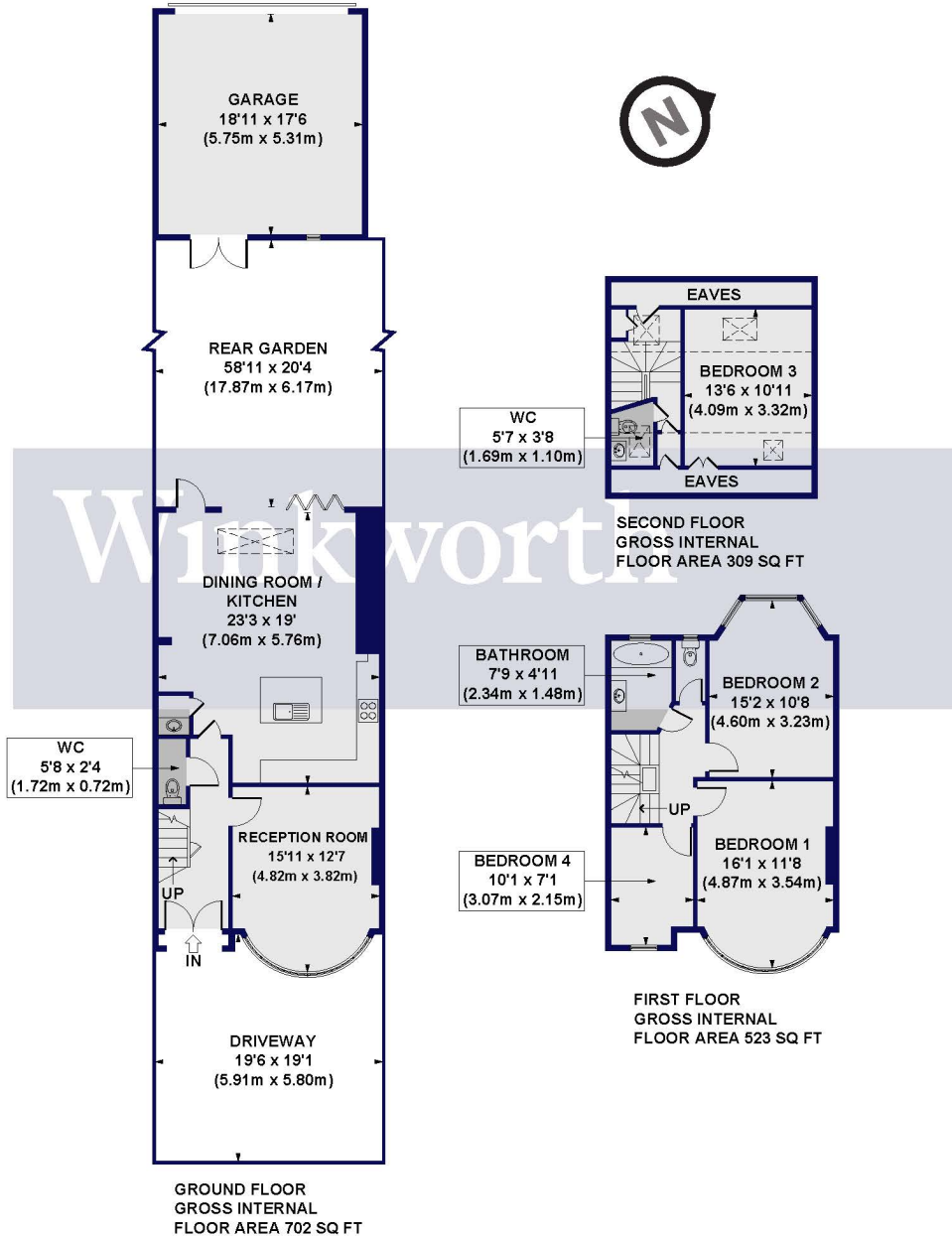
- Extended Terraced Family Home
- Convenient for Schools and Outdoor Spaces
- Four Bedrooms
- Impressive Open-Plan Kitchen/Dining Room
- Extensive Modern Kitchen with Integrated Appliances
- Under Floor Heating on Ground Floor
- Large Garage
- Driveway
- No Onward Chain
- Council Tax: Borough of Enfield – Band E



Firs Park Gardens, N21

Approx. Gross Internal Floor Area 1862 sq. ft / 173.03 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1534 sq. ft / 142.50 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		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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