

# NOVUS Residential

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## HIGHFIELD ROAD, WINCHMORE HILL, N21



A three-bedroom, two reception mid-terrace family house located upon this popular residential street which is well located for access to the local amenities and leisure facilities of Winchmore Hill. The accommodation, which extends to 875 sq ft, comprises an entrance hall with doors leading to: dual aspect reception room, dining room and separate kitchen with range of appliances and door leading to a south facing garden, laid to lawn. Stairs rise to the first-floor landing comprising a large bay fronted, dual aspect principal bedroom with built in wardrobes, two further bedrooms to front and rear aspect and family bathroom suite. The property benefits from UPVC double glazing throughout and existing planning consent for a loft conversion and possible further addition to the rear of the building subject to obtaining the correct planning consents.

Highfield Road is a quiet one-way street, closely located to the New River Loop and the many sporting and leisure amenities of Winchmore Hill and Firs Lane. Sainsbury's Superstore is within comfortable walking distance as are both Palmers Green and Winchmore Hill's shopping parades and Overground stations, providing regular commuter services to London's Moorgate and Kings Cross stations. The property is also well placed to benefit from the investment in infrastructure by local government which has seen adjoining roads transformed to improve public spaces and reduce congestion. In addition, several schools of good renown are within very close proximity to the property to include Highfield Primary and Winchmore School.

**£550,000 (STC)**

**FREEHOLD**

0208 350 8936

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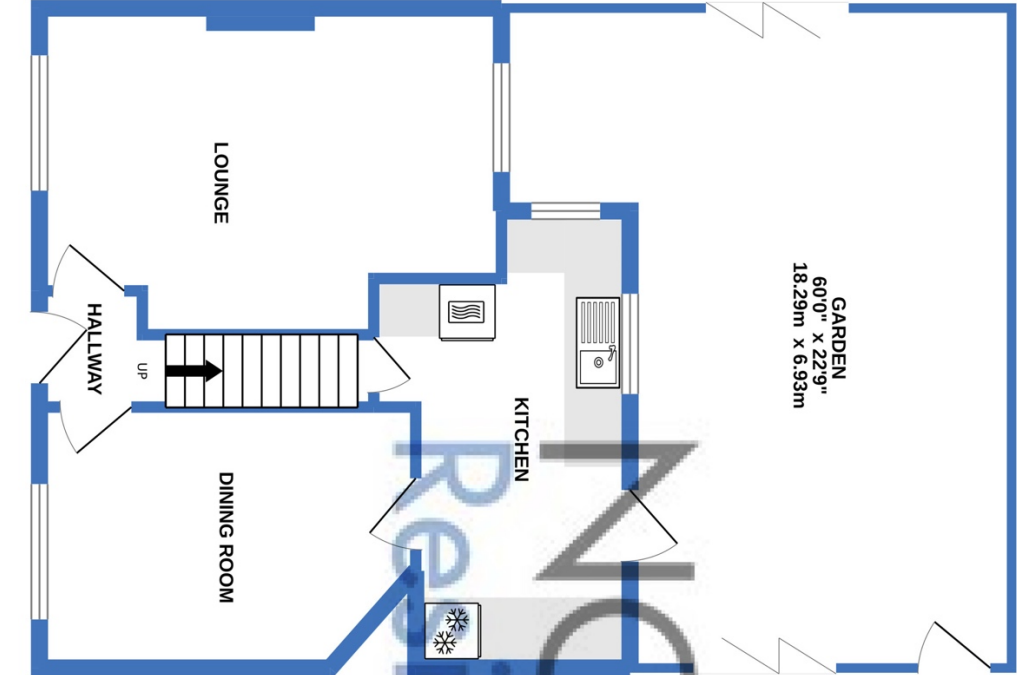




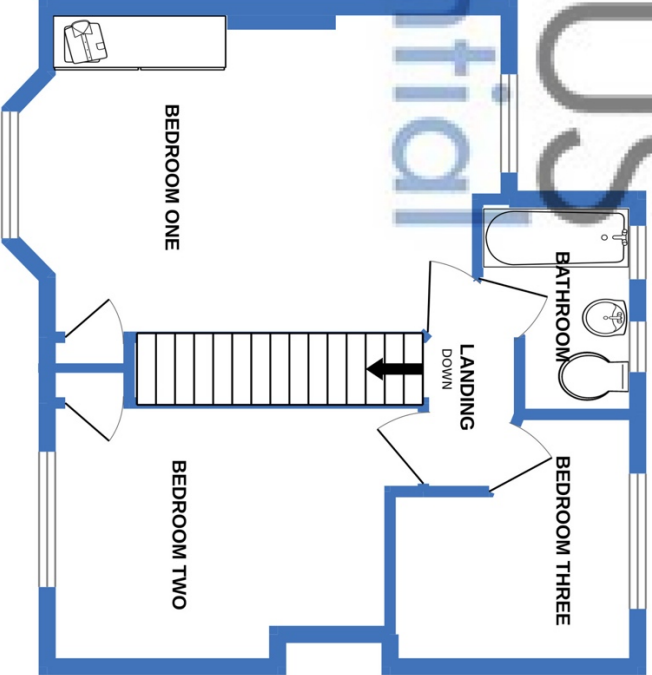


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**GROUND FLOOR**  
435 sq.ft. (40.4 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.

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