



Winterburn Close, London, N11

£725,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Located on a quiet cul-de-sac, this three bedroom, two bathroom end of terrace property makes an ideal family home. Benefiting from ample living space, off-street parking and a secluded rear garden. The property is also conveniently situated for well-regarded local schools. New Southgate Railway Station (mainline) is 0.6 miles away with fast and frequent connections to the City, and there are supermarkets and a retail park nearby. Viewing is highly recommended.

Council Tax Band - F

## FEATURES

- Three Bedrooms (one en-suite)
- Two Bathrooms
- Kitchen /Diner
- Conservatory
- Secluded Garden with Shed
- Parking for Two Cars
- Cul-de-sac Location
- Sought-after Primary and Secondary Schools Nearby



## ROOM DESCRIPTIONS







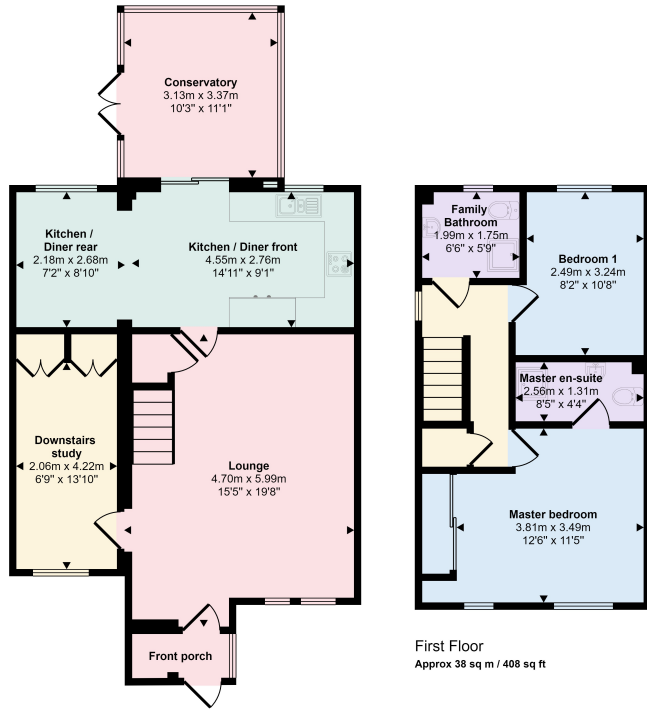






# FLOORPLAN & EPC

Approx Gross Internal Area  
109 sq m / 1172 sq ft



Ground Floor  
Approx 71 sq m / 764 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	