



**For Sale
Freehold**

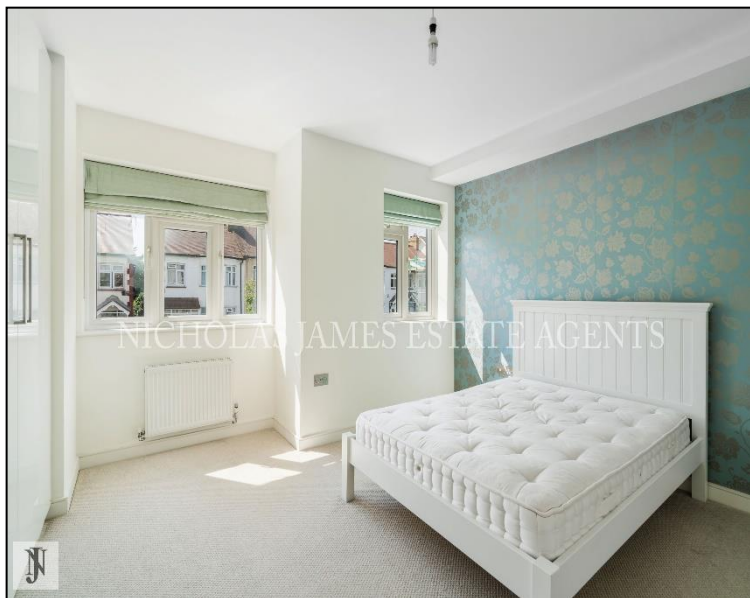
**Highfield Villas,
Highfield Road, London N21
Asking price £675,000**

A modern three bedroom mid terraced house situated within a 3 minute walk to Winchmore Hill Broadway. This modern house consists of three double bedrooms with fitted wardrobes, two bathrooms (one ensuite), downstairs w/modern fitted kitchen with integrated appliances underfloor heating to the whole ground floor, double glazing, spacious bright lounge with dining area leading onto an easily maintained 50ft rear garden and off-street parking. Further benefits are ample storage throughout the property and a modern fitted heating system powered by a Viessmann boiler.

This wonderful property has access to excellent transport links into Central London including Winchmore Hill mainline station located just 0.4 miles away plus excellent road links offering easy access to A10, M25 and A406. Ofsted Outstanding Highfield Primary School and Winchmore Hill Secondary School within a 3 minute walk, Local amenities include boutique shopping, supermarkets, cafes, restaurants, bars, beauty salons and over 2000 acres of Enfield's Parklands and open spaces. New Homes Premier Guarantee valid until 2023. The property is being sold on a chain free basis **MUST BE SEEN!**

PROPERTY MISDESCRIPTION ACT 1991
Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

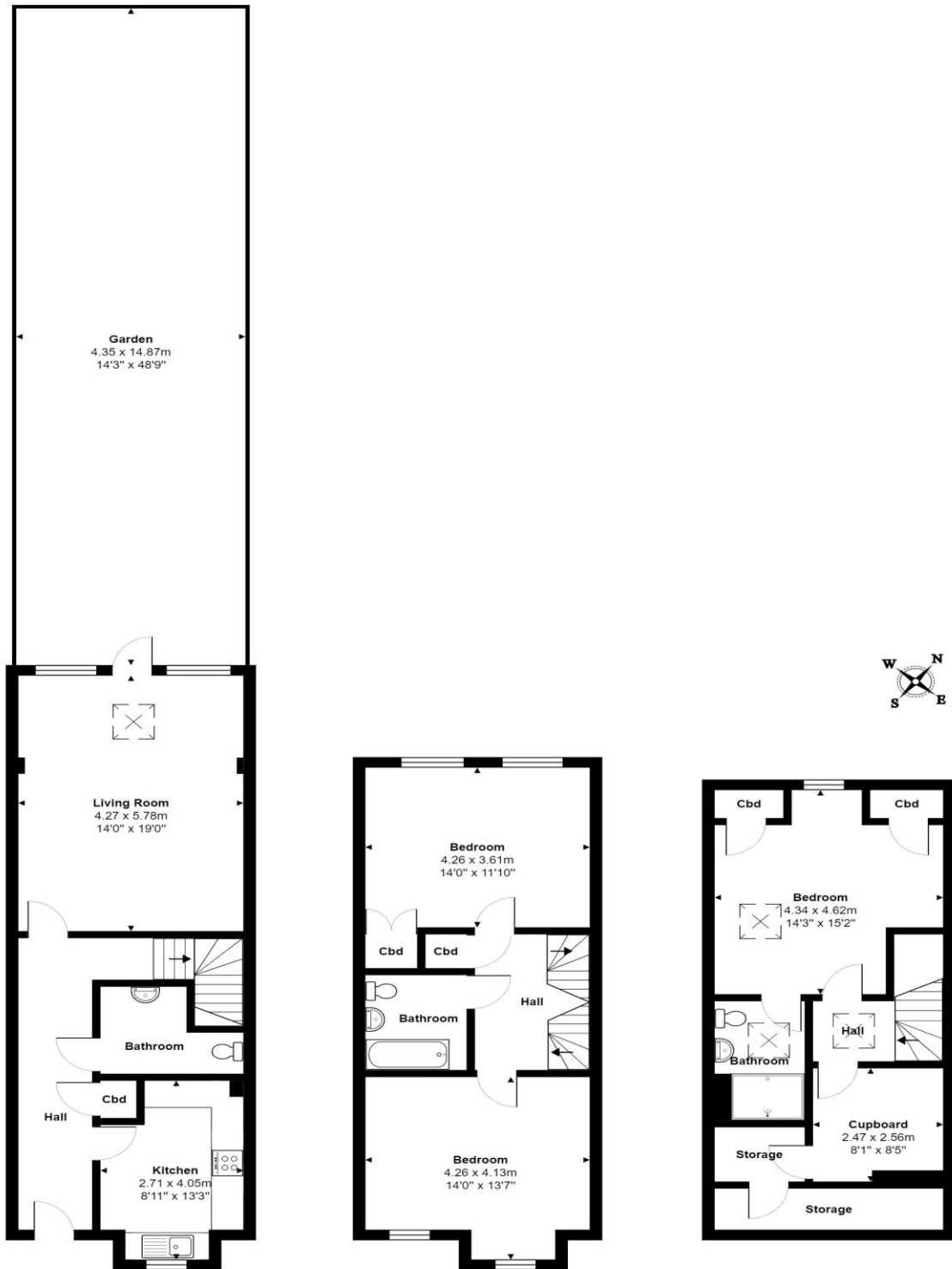
Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



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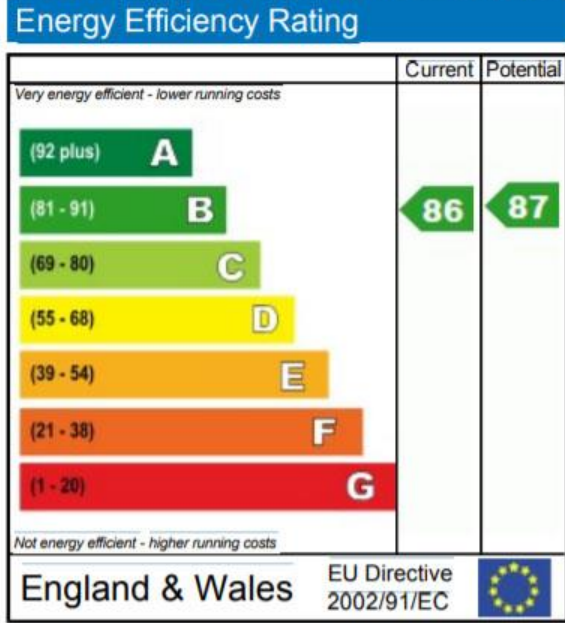
Total Area: 143.5 m² ... 1545 ft² (excluding garden)

All measurements are approximate and for display purposes only

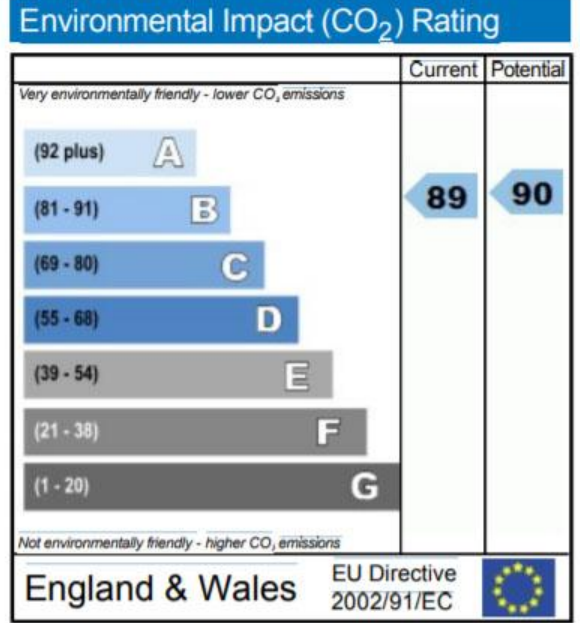
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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