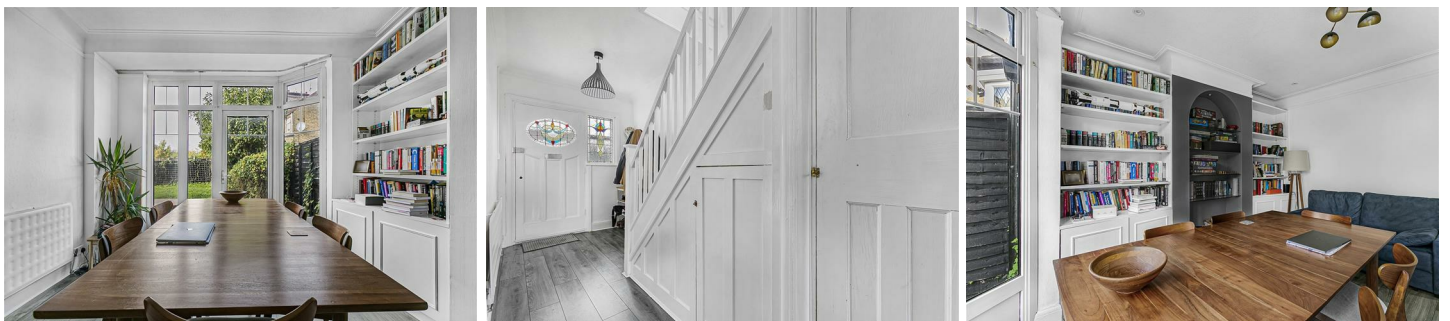




**Peter Barry**  
*working harder for you*

Tel: 020 8360 4777  
[www.pbea.co.uk](http://www.pbea.co.uk)



## Ridge Avenue, Winchmore Hill, N21 2AU

Peter Barry Estate Agents proudly present this exceptional three-bedroom family home, perfectly positioned in the heart of Winchmore Hill. Offering generous living space, this bright and airy property is the ideal choice for a growing family.

This home truly combines space, comfort, and location, making it a fantastic opportunity for families looking to settle in this sought-after area.

- Chain free
- Garage
- Separate WC
- Potential to extend (STPP)
- 0.9 miles to the station
- Close to local shops

**£699,995**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	