

# NOVUS Residential

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VICARS MOOR LANE, WINCHMORE HILL, N21



Very rare to the market, an imposing end of terrace five bedroom, four storey Victorian townhouse (circa 1880) prominently located upon Winchmore Hills' Vicars Moor Lane. The property extends to in excess of 2,500 sq ft and comprises raised ground floor entrance to hallway with doors leading to: bay fronted reception room to front aspect, further reception/drawing room to rear aspect and separate cloakroom. The lower ground floor comprises fully applaned (eat-in) kitchen, separate dining room, utility room, guest WC and integrated storage. The first floor provides two impressive double bedrooms and a fully tiled four-piece family bathroom suite. The top (second) floor has a master bedroom suite with built in wardrobes, further double bedroom, a bedroom/study and shower suite. To the rear the property benefits from a delightful garden that extends to approximately 80' ft and is paved and lawned with mature shrub borders and trees. The property also has the additional benefit of a detached double garage to its side/rear aspect and a private driveway that can provide off street parking for two to three vehicles. The property has retained many of its original features to include ornate coving, picture rails, sash windows, four panel doors, bull nose skirting, a sweeping staircase, striking fire surrounds with tiled and cast iron insets and ceiling heights are approximately 10 ft throughout. Additionally there is access to loft storage and stunning views from upper floors across local rooftops with greenbelt woodland a little further.

The property is situated at the top end of Vicars Moor Lane, close to its junction with Wades Hill, and is the first period property one encounters within the Vicars Moor Lane Conservation Area. The location is ideal for easy access to the many shops and amenities of Winchmore Hill Green that include numerous coffee shops, delicatessens, restaurants and gastro pubs. Winchmore Hill Railway Station (Thameslink) is within comfortable walking distance and this provides regular commuter access to London's Moorgate and Kings Cross Stations. Grovelands Park with its green open spaces, woods, tennis courts and pitch and putt course is also nearby as are several local schools of very good renown to include St Paul's C of E Primary and Keble Preparatory School.

**£1,750,000 (Subject to Contract)**

**FREEHOLD**

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 **PRS** Property  
Redress  
Scheme





**Council Tax – G £2,367 (Enfield)**



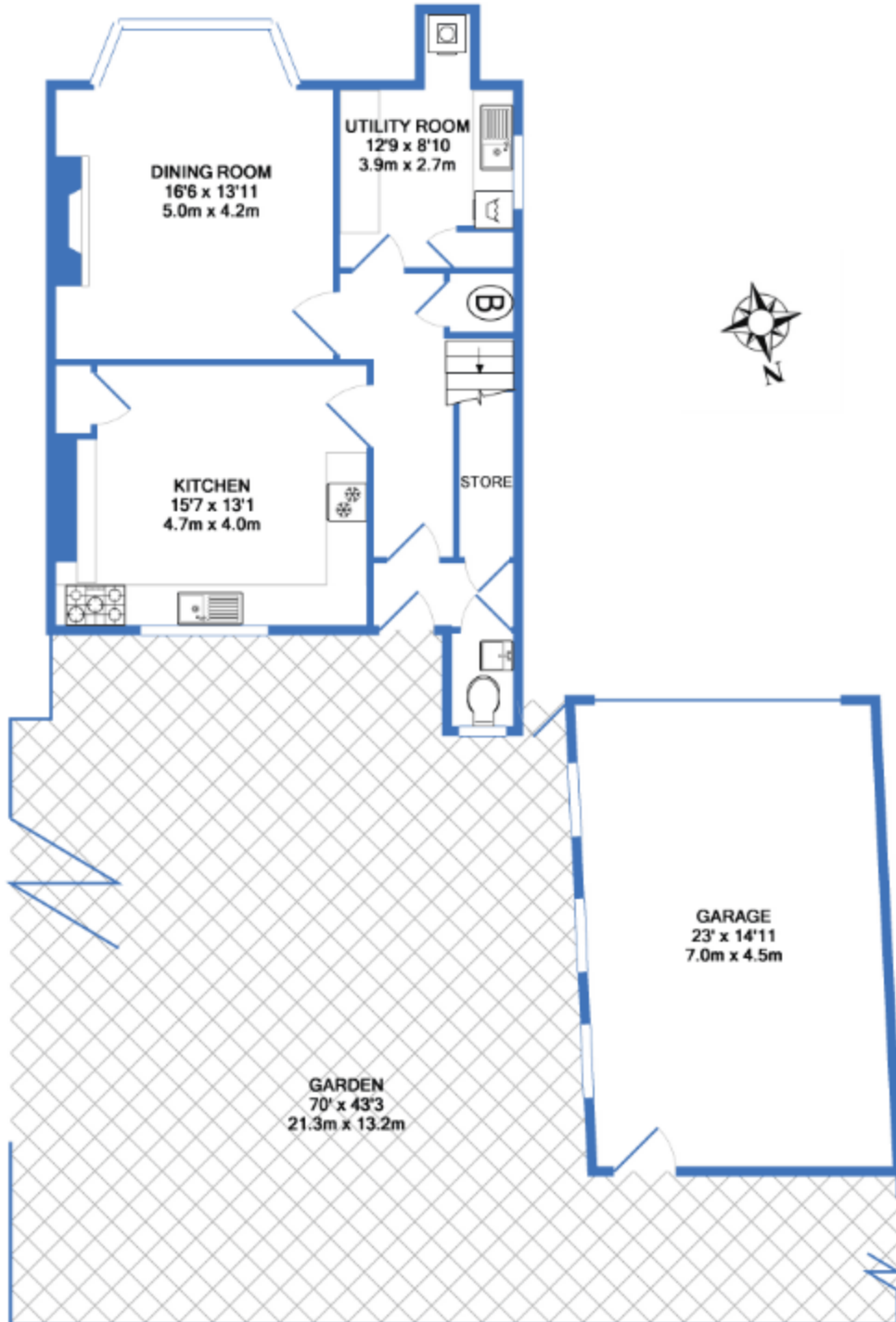
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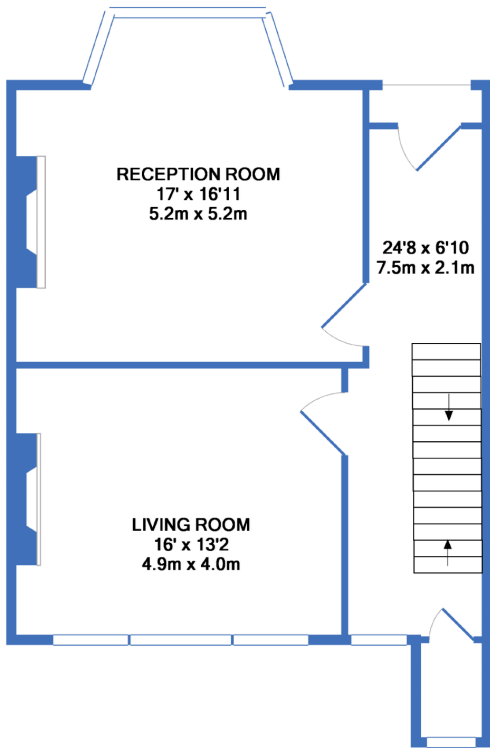




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TOTAL APPROX. FLOOR AREA 2845 SQ. FT. (264.3 SQ. M.)

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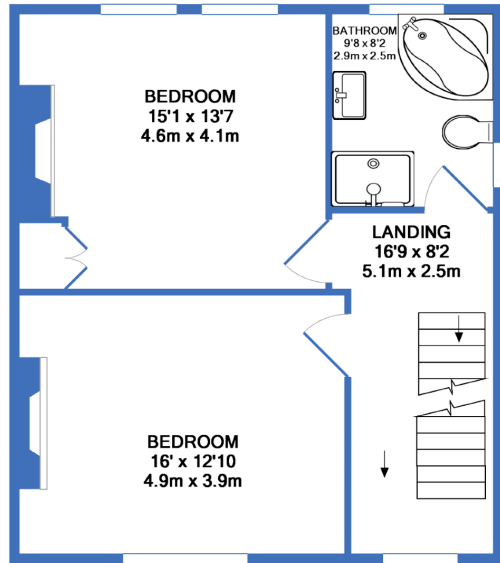


GROUND FLOOR

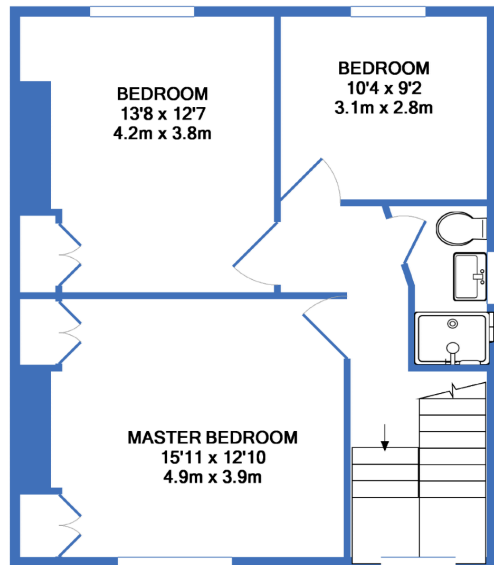


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1ST FLOOR



2ND FLOOR