



## Old Park Ridings, Winchmore Hill, London

Available

£1,350,000 (Freehold)







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**Baker and Chase are delighted to present you this beautiful semi-detached house located in the prestigious Old Park Ridings of Winchmore Hill, London.**

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Welcome to this stunning semi-detached "Arts & Crafts" style house located in the prestigious Old Park Ridings, Winchmore Hill, London.

As you step inside, you are greeted by a spacious through lounge featuring solid oak wood flooring, elegant coving on the ceiling, and sash windows allowing natural light to flood the room. The gas fireplace with a decorative surround adds a touch of warmth and character to the space, creating a cosy atmosphere for relaxing or entertaining guests.

The kitchen and dining area is a true highlight. The well-equipped kitchen features a five-burner gas hob, double oven, and many more. The abundance of windows not only brightens the room but also offers lovely views of the stunning, picturesque garden.

Another of the standout features of this property is the convenient utility room, making household chores a breeze and keeping the main living areas clutter-free. The cellar is a hidden treasure of this home. With a concreted area, power, and lighting, the cellar provides the perfect space for storing your belongings securely. The property conveniently has a W/C on each of its three floors, for added convenience.

With 5 bedrooms, this property provides ample space for a growing family or those who love to host guests. The main bedroom comes with a spacious ensuite feature. The first floor additionally features 2 more bedrooms, along with another w/c, and a stylish main bathroom, offering both comfort and convenience. Venturing up to the 2nd floor, you'll discover two more charming bedrooms and another w/c, providing flexibility and space for a growing family or visiting guests.

Step outside into the enchanting garden, where a paved area leads to a lush lawn, creating a tranquil outdoor oasis. A timber-built shed provides additional storage space, while a further paved area at the rear offers convenient vehicular access to the garage, making parking a breeze.

Local Authority: Enfield

Tax Band: G

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## Front Garden

Paved for off-street parking, shrub borders, side pedestrian gate rear vehicular access to rear garage.

## Porch

Solid oak wood flooring, door leading to Inner Hallway.

## Inner Hallway

Solid oak wood flooring, radiator, coving to ceiling, stairs to first floor landing, frosted window to side aspect, doors to lounge. stairs down to lobby.

## Lobby

Wood flooring, door to WC, door to cellar, door to utility room.

## WC

Linoleum flooring, frosted window to side aspect, low level WC, wash hand basin with mixer tap, radiator, storage cupboard housing fuse box and electric meter, part-tiled walls.

## Utility Room

Tiled flooring, coving to ceiling, window to rear aspect, sink with mixer tap, space for washing machine, space for dryer, space for fridge, storage cupboard, further storage cupboard housing 'Ideal' boiler, door to kitchen/diner.

## Kitchen/Diner

Original tiled flooring, eye and base level units, storage cupboard, four windows to side aspect, window to rear aspect, stainless steel sink with mixer tap, space for dishwasher, five burner gas hob with extractor over, fitted double oven, space for fridge/freezer, part solid wood flooring, radiator, door leading to rear garden.

## Through Lounge

Solid oak wood flooring, two radiators, coving to ceiling, three sash windows to front aspect, window to side aspect, door leading to rear garden, gas fire place with decorative surround, fitted storage cupboard.

## Cellar

Concreted area for storage (with power and lighting).

## First Floor Landing

Carpet, door to WC, door to bathroom, storage cupboard, doors to bedrooms one, two and five.

## Bedroom 1

Three sash windows to front aspect, coving to ceiling, fitted wardrobe, radiator, carpet, door to en-suite.

## En-Suite

Window to front aspect, radiator, part-tiled walls, wash hand basin with storage under, low level WC, walk-in shower cubicle with mains fed shower, linoleum flooring.







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## Bedroom 2

Two sash windows to rear aspect, radiator, coving to ceiling, fitted wardrobe, carpet, radiator, window to side aspect, fitted book shelf.

## Bedroom 5

Sash window to rear aspect, radiator, carpet.

## Bathroom

Tiled flooring, part-tiled walls, sash window to rear aspect, heated towel rail, storage cupboard housing water tank, further storage cupboard, wash hand basin, panelled bath with mixer tap, walk-in shower cubicle with mains fed shower.

## WC

Laminate wood flooring, frosted window to front aspect, low level WC, wash hand basin with mixer tap, coving to ceiling.

## Second Floor Landing

Door to WC, doors to bedrooms three and four, carpet.

## Bedroom 3

Laminate wood flooring, two radiators, under eaves storage, further storage cupboard, window to front and side aspect.

## Bedroom 4

Laminate wood flooring, coving to ceiling, radiator, three sash windows to rear aspect, storage cupboard, fitted shelving.

## WC

Frosted window to front aspect, laminate wood flooring, low level WC, wash hand basin with mixer tap.

## Rear Garden

Paved area, rest laid to lawn, shrub borders, timber-built shed, further paved area to rear with vehicular access to garage, side pedestrian gate.

## Garage

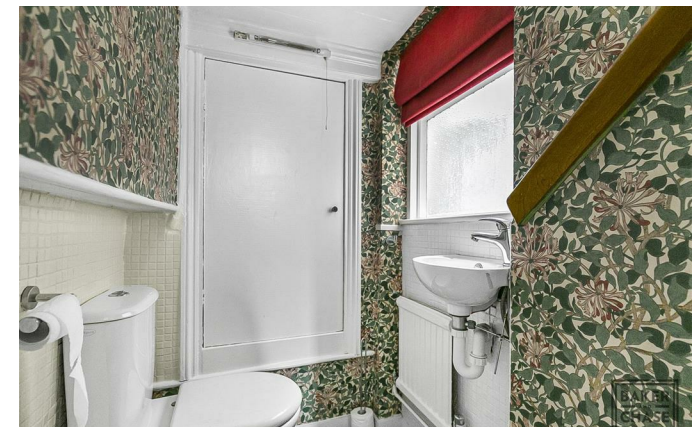
Up and over door (with power and lighting).

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







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Approximate Gross Internal Area 2670 sq ft – 248 sq m

Cellar Area 92 sq ft – 9 sq m

Ground Floor Area 1144 sq ft – 106 sq m

First Floor Area 889 sq ft – 83 sq m

Top Floor Area 381 sq ft – 35 sq m

Garage Area 164 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: G

