



Elmscott Gardens, Winchmore Hill, London N21

£4,250 Per month





Baker and Chase are proud to offer this stunning, much improved 5/6 bedroom fully DETACHED family residence, set over 3 floors, complete with 3 generous receptions, 3 bathrooms, substantial secluded rear garden, available now.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £127,500+pa

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Baker and Chase are proud to offer this STUNNING and much improved 5/6 bedroom FULLY DETACHED family residence, set over 3 floors and over 2500 square feet, situated on the sought after Elmscott Gardens, complete with 3 generous receptions, 3 bathrooms including a wet room and a SUBSTANTIAL secluded rear garden. A DETACHED GARAGE AND OWN DRIVEWAY. The property is furnished to a high specification and is available now.

Accessed via a welcoming entrance hallway, the ground floor comprises of 3 separate reception rooms including a lovely living room, reception room and dining room. There is a ground floor WC. A stunning modern 22.6' kitchen/diner with ample space for cooking and dining and includes quartz worktops, Franke boiling, hot and cold water tap, and all appliances. There are French doors leading to a large secluded rear garden with outside kitchen and BBQ area, great for entertaining and al fresco dining.

The first floor has 4 bedrooms including the principal bedroom with stunning en suite shower room, a beautiful family bathroom and there is another bedroom on this floor currently being used as a utility room.

The second floor has a further double bedroom with storage into the eaves. A further luxury wet room and a plant/store room.

A video camera security system and alarm system are included.

Elmscott Gardens is in a fantastic location, being around 830 yards from Grange Park B.R station, serving the City in around 35 minutes. Southgate Tube station is around 1.8 miles away.

There are some excellent schools located close by including St Paul's CofE Primary School which is 0.6 miles away, Highfield Primary School is 0.8 miles away, Enfield County School for Girls is 1 mile away and Highlands School is 1.1 miles away.

For further details or to arrange your viewing of this amazing property, please contact our office

Entrance hallway

Part glazed wooden front door leading to entrance hallway with Italian ceramic tiled flooring, underfloor heating with individual thermostat, radiator, ceiling coving, ceiling spotlights, stairs leading to first floor landing, door to under stairs storage area, door leading to

Ground floor WC

Fully tiled floor and walls with underfloor heating with individual thermostat, low flush wc, corner sink unit, with cupboard under, extractor fan.

Living room

Tiled flooring with underfloor heating with individual thermostat, ceiling coving and ceiling rose, chandelier, wall lights, double glazed bay window to front, wooden shutters, double radiator, feature fireplace with hearth and surround, wall mounted tv.

Rear reception

Original wooden flooring, ceiling coving and ceiling rose, double radiator, feature fireplace with granite hearth and marble surround, double glazed French doors leading to rear garden, wall mounted tv.

Dining room

Wooden flooring, ceiling coving, ceiling spotlights, double glazed bay window to front, wooden shutters, 2 x double radiators, wall lights, wall mounted tv.

Kitchen diner

Italian ceramic tiled flooring, underfloor heating with individual thermostat, radiator, ceiling coving, ceiling rose, chandelier, ceiling spotlights, double glazed French doors leading to rear garden, double glazed window to rear, a range of gloss wall and base units, quartz worktops, inset stainless steel sink unit, mixer taps, Franke boiling, hot and cold water tap, built in Neff induction hob, extractor fan over, built in Neff double oven, with 2 warming drawers below, built in AEG microwave, integrated Neff dishwasher, Rangemaster American style fridge freezer, wall mounted tv.

First floor landing

Laminate flooring, ceiling spotlights, ceiling coving, double radiator, door to airing cupboard providing storage.

Bedroom 1

Laminate flooring, ceiling coving, ceiling rose, chandelier, double glazed bay window to front, wooden shutters, double radiator, wall mounted tv.





En suite shower room

Tiled flooring and walls, underfloor heating with individual thermostat, ceiling spotlights, extractor fan, low flush wc, his and hers wall mounted wash hand basins with drawers under, walk in shower, wall mounted heater.

Bedroom 2

Laminate flooring, double radiator, double glazed bay window to front, wooden shutters, ceiling coving and ceiling rose, fitted wardrobes, ornamental feature fireplace with granite hearth.

Bedroom 3

Laminate flooring, double radiator, double glazed window to rear, ceiling coving and ceiling rose, fitted wardrobes, ornamental feature fireplace with granite hearth.

Bedroom 4

Laminate flooring, double radiator, ceiling coving and ceiling rose, double glazed bay window to front, wooden shutters.

Utility room/bedroom 6

Laminate flooring, ceiling coving, ceiling rose with chandelier, double glazed window to rear, fitted wardrobes, Siemens washing machine and Miele tumble dryer. (Can also be used as bedroom 6)

Family bathroom

Tiled flooring and walls, underfloor heating with individual thermostat, ceiling spotlights, frosted double glazed window to rear, extractor fan, chrome heated towel rail, low flush wc, wall mounted wash hand basin with drawers under, tiled enclosed bath with hair shower attachment and side led lighting.

Top floor landing

Laminate flooring, ceiling spotlights, mezzanine with large Velux window.

Bedroom 5

Laminate flooring, double radiator, 3 x large Velux windows, door to mezzanine, two doors leading to eaves storage.

Wet room

Tiled flooring and walls, underfloor heating with individual thermostat, ceiling spotlights, extractor fan, chrome heated towel rail, Velux window, low flush wc, wall mounted wash hand basin with drawers under, walk in shower.

Large walk in storage/plant room

Laminate flooring, large floor standing Megaflo water tank, door leading to eaves storage area.







Rear garden

Lovely secluded rear garden with raised area including an outside kitchen area, stainless steel sink unit, with power, worktops, side access gate, outside seating area, large lawn area, mature conifer trees, outside lighting, outside water tap. Detached garage at side with a double glazed side door, up and over door, pitched roofing, strip lighting, power, wall mounted Vaillant combi boiler, storage cupboards.

Front garden

Block paving driveway providing off street parking for approximately 4 cars, access to detached garage with up and over door, side access gate leading to rear garden, outside lighting.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Approximate Gross Internal Area 2504 sq ft – 232 sq m
 Ground Floor Area 1013 sq ft – 94 sq m
 First Floor Area 979 sq ft – 91 sq m
 Top Floor Area 345 sq ft – 32 sq m
 Garage Area 167 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: F

