



Elmscott Gardens, Winchmore Hill, N21 2BP

£1,400,000  Coultons

PROPERTY SUMMARY

Occupying approximately 2021sq ft (187.76sq m) and situated on a quiet and sought after residential cul-de-sac in Bush Hill Park is this imposing detached house. The property benefits from four bedrooms, three reception room, a farmhouse style kitchen with dining area, a utility room, first floor family bathroom with a separate WC, an en-suite shower room, a ground floor WC, gas central heating, part double glazed and original style stained glass windows.

Externally there is an amazing rear garden which is approximately 130ft x 55ft, a spacious fully detached garage, side access and off street parking for 3 cars to the front aspect.

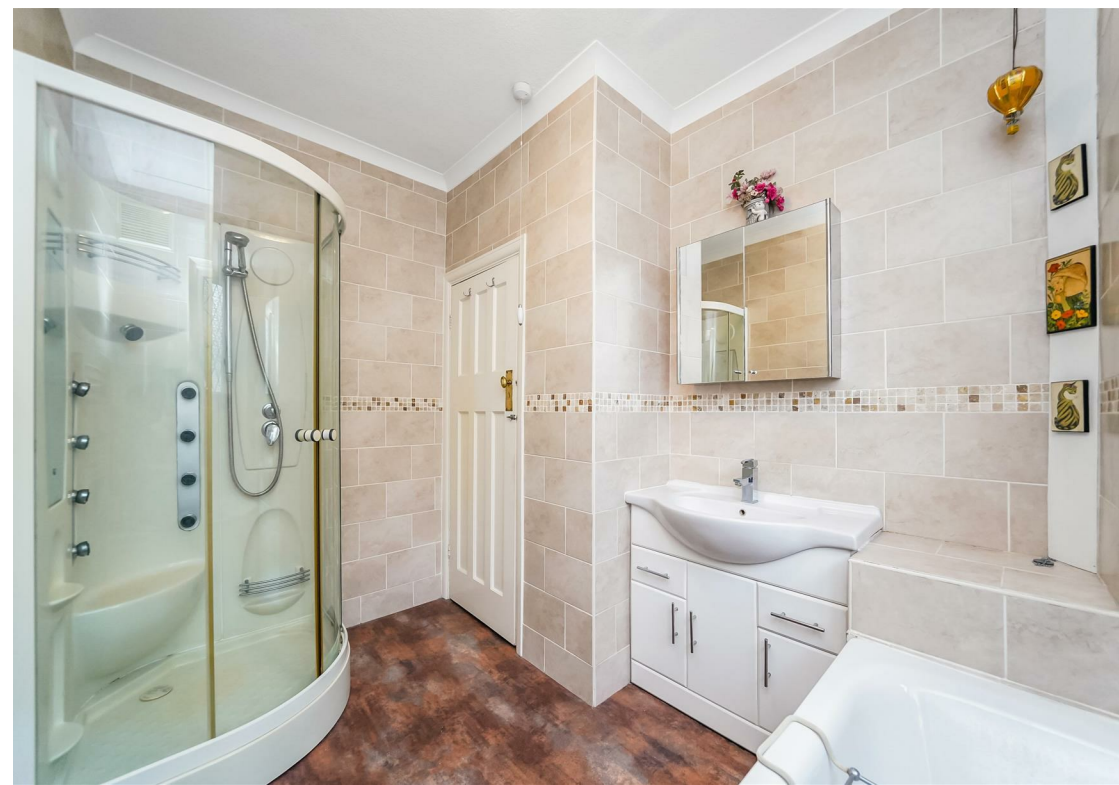
The property is in need of modernisation and there is plenty of scope to extend the house further to the rear and above adding further living space.

Elmscott Gardens is located in the highly sought-after Bush Hill neighbourhood of N21 with easy access to both Grange Park and Bush Hill Park stations. For those who drive, the property is within easy reach of the A10 and M25, ensuring excellent road links to the wider region. There are several well-regarded primary and secondary schools locally and the area boasts an abundance of green spaces which includes Enfield Town Park, Bush Hill Park and golf courses offering beautiful landscapes, walking trails, and recreational facilities.

Viewing is highly recommended to fully appreciate this property.

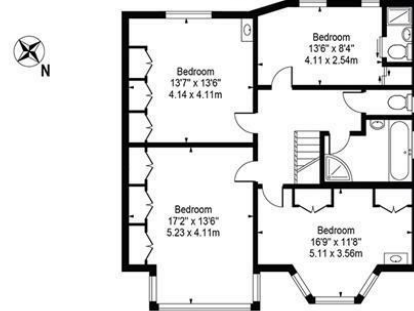




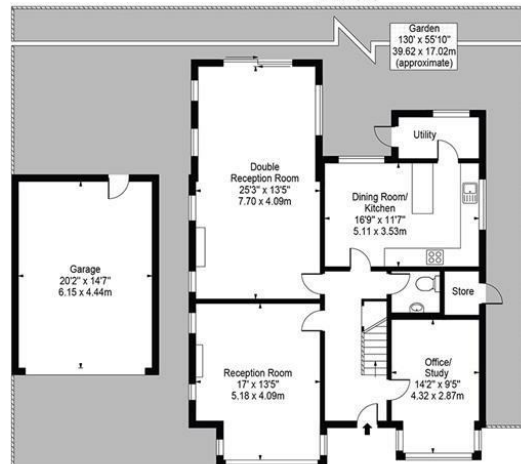




Elmscott Gardens,
Winchmore Hill, N21 2BP
Approx. Gross Internal Area 2021 Sq Ft - 187.76 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 294 Sq Ft - 27.31 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Enfield

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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