



Arundel Gardens, Winchmore Hill, London

Available

Offers in excess of £1,050,000 (Freehold)





Welcome to this charming semi-detached house located in the prestigious Arundel Gardens, London. This property boasts 4 bedrooms 3 bathrooms including a gorgeous loft-extension with an ensuite. and a breathtaking back garden.

Baker and Chase are delighted to market this spacious 1930's family home that offers generous living accommodation and presented in immaculate condition throughout, with a touch of class and elegance whilst retaining original character, charm. With four good sized bedrooms, two bathrooms and separate WC, this property still has potential to extend. This house offers off street parking for multiple cars. All within walking distance to Winchmore Hill Green and Station.

Once inside, there is a bright, welcoming hallway complete with eye catching stain glass windows and gives way to access a very generous through lounge, benefitting from a front bay window and a wood burning fireplace. To the rear of the house, there is a light sapping dining space providing an excellent social area which overlooks the stunning, manicured gardens. The garden is completed with the addition of a recently renovated shed with electric installed. There is a fully fitted kitchen, with a range of integrated appliances and off the kitchen there is a small utility area, housing a washing machine. There is also a downstairs guest W/C.

The first-floor benefits from 3 bedrooms and a fully tiled family bathroom. Carpeted throughout this level, the biggest bedroom on this floor has a stunning focal point of an original fireplace. Ascending to the principal suite on the second floor, you are greeted with ample landing space flooded with light, let in via a significantly sized skylight. Once inside this master bedroom, the unusually high ceilings for a loft room immediately capture attention. With fitted wardrobes, a large, modern ensuite and the outlook to the rear via the Juliet balcony, this room is something that can only truly be admired in person.

Local Council: Enfield
Tax Band: F

External

Off-street parking

Hallway

Stained glass window to side and on top of front door. Wooden Flooring throughout. On landing up the stairs, an impressive, original stained glass window to side of building.

Lounge

28'11" x 12'2"

Through lounge. Original ceiling patterning. Shutters to double glazed windows. Wood burner fireplace. Glass paneled doors to both areas of the lounge. Built in, floor to ceiling, hand crafted storage unit with 2 downlights. Bi fold doors leading to garden. 1x ceiling pendant light. 2 x wall mounted lights.

Kitchen

11'11" x 9'6"

Fitted cream cupboard units. Freestanding SMEG fridge freezer. Integrated Neff oven. Slimline Siemens dishwasher. Spot lighting throughout. Utility cupboard. Sky light to rear. Double doors. Underfloor heating downlighting under kitchen units on both sides.

Garden

62'4" x 22'1"

Patioed area leading to landscaped section with well maintained flower beds.. Shed with wooden flooring and lighting, with vaulted ceiling. Recently replaced rear fencing.

Bedroom 1

15'1" x 11'5"

Original cast Iron fireplace. Ceiling pendant light. Double glazed windows with shutters. Front facing.

Bedroom 2

13'6" x 11'5"

Full width Hammonds fitted wardrobes that have options of shelving and hanging. Double glazed to rear aspect complete with blinds. Airing cupboard space.

Bedroom 3

9'0" x 6'9"

Built in wardrobes. Modern designed brass radiator. Plantation shutters to front aspect. Spotlights







Bedroom 4 (loft room)

21'1" x 14'4"

Karndean flooring throughout. Built in wardrobe space with both shelving and hanging space. Ample eaves storage to front. 2 x Velux windows with electric blinds controlled by remote control. Spotlighting throughout. Wall mounted radiator. Sliding double glazed doors to Juliet balcony. En suite with high ceiling space. Shower unit with rainforest shower attached. Light censored vanity unit. Underfloor heating. Floor to ceiling frosted window. Sliding glass door for privacy. Tiled flooring.

Bathroom

Window to rear. Fully tiled. Bath tub and separate shower cubicle. Spotlighting. Heated towel rail. Wash basin unit with mirror above.

Guest W/C

Partially tiled. Sink with mirror above. Underfloor heating.

Disclaimer

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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.

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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.



Approximate Gross Internal Area 1503 sq ft – 140 sq m
 Ground Floor Area 622 sq ft – 58 sq m
 First Floor Area 506 sq ft – 47 sq m
 Top Floor Area 375 sq ft – 35 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

