

# HIGHFIELD ROAD

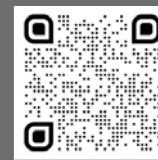
WINCHMORE HILL - N21

THOMAS  
JAMES



THOMAS  
JAMES  
ESTATE AGENTS

- TWO BEDROOM COTTAGE
- END OF TERRACE
- RECENTLY EXTENDED & REFURBISHED
- GARDEN STUDIO/OFFICE
- QUIET ROAD
- WALKING DISTANCE TO STATION



FOR SALE  
OIEO £550k  
FREEHOLD

# HIGHFIELD ROAD

WINCHMORE HILL - N21

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## 2 BEDROOM COTTAGE

Offers in excess of £550,000 - Freehold

### IN BRIEF

This recently remodelled end of terrace two bedroom house in Winchmore Hill has a new studio in the almost 100 ft garden. Located in quiet, Highfield Road, it's close to shops, good schools, and the station. It also has a lovely open aspect with no property directly opposite.

### PROPERTY DESCRIPTION

Set back behind a paved front garden, the property has 700 square feet of space, including a brand new 130 sq ft garden studio suitable for a variety of uses. The house has a great sense of space and light, with wonderful flow on the ground floor from the enclosed porch, through the spacious living/dining room (originally two rooms) to the kitchen and long garden beyond.

The property has been renovated to a high standard to create a spacious contemporary home with all the charm of a period property and all the conveniences of contemporary living, including double-glazed windows and doors, and stylish décor. Stripped wood floors complement playful touches of bright colour downstairs (including Mondrian-style glazing in the front door and striking wallpaper) and calming pastel colours upstairs.

The ground floor main living space extends to almost 45 ft, comprising an open plan living and dining room and a kitchen with doors that open onto the garden terrace. It's light and spacious, with a dual north-south aspect, bespoke built-in cupboards, and a feature fireplace with a traditional surround. The room is cleverly zoned into a front lounge and a cosy central dining area with built-in shelves and an open doorway to the kitchen.



COUNCIL TAX BAND: D  
Enfield Council

EPC RATING: D

FREEHOLD



# HIGHFIELD ROAD

WINCHMORE HILL - N21



## 2 BEDROOM HOUSE

Offers in excess of £550,000 - Freehold



### PROPERTY DESCRIPTION CONTINUED...

The brand new kitchen is part of the recent extension undertaken, it is well-equipped, with handleless cupboards, a stainless steel sink, and matching appliances. In addition to the glazed double doors that lead to the garden, there's also a door to a good-sized shower room with a modern white suite and an opaque glass window to the garden.

The first floor bedrooms upstairs are both doubles with built-in storage and windows with views over the front and rear gardens respectively. The larger bedroom is at the front, whilst the rear bedroom has an en suite WC.

The approximately 100 ft long rear garden has a surprising degree of privacy due to its aspect and the trees in surrounding gardens. There's a secluded terrace adjacent to the house, a cottage garden section with planting in raised beds in the middle, and a lawn with a path to the new garden studio and a shed at the end.

### LOCAL AREA

The property is within easy walking distance of a wide range of amenities, from the shops that line nearby Green Lanes (including Sainsbury's and Waitrose), to the thriving centre of Winchmore Hill with its eclectic mix of independent stores and services.

There's a strong sense of community, with regular organised residents' gatherings in the street, plenty of parks nearby and several good schools in the area.

Winchmore Hill Overground station is a ten minute walk from the property. From here there are regular 30-minute trains to Moorgate in the City.

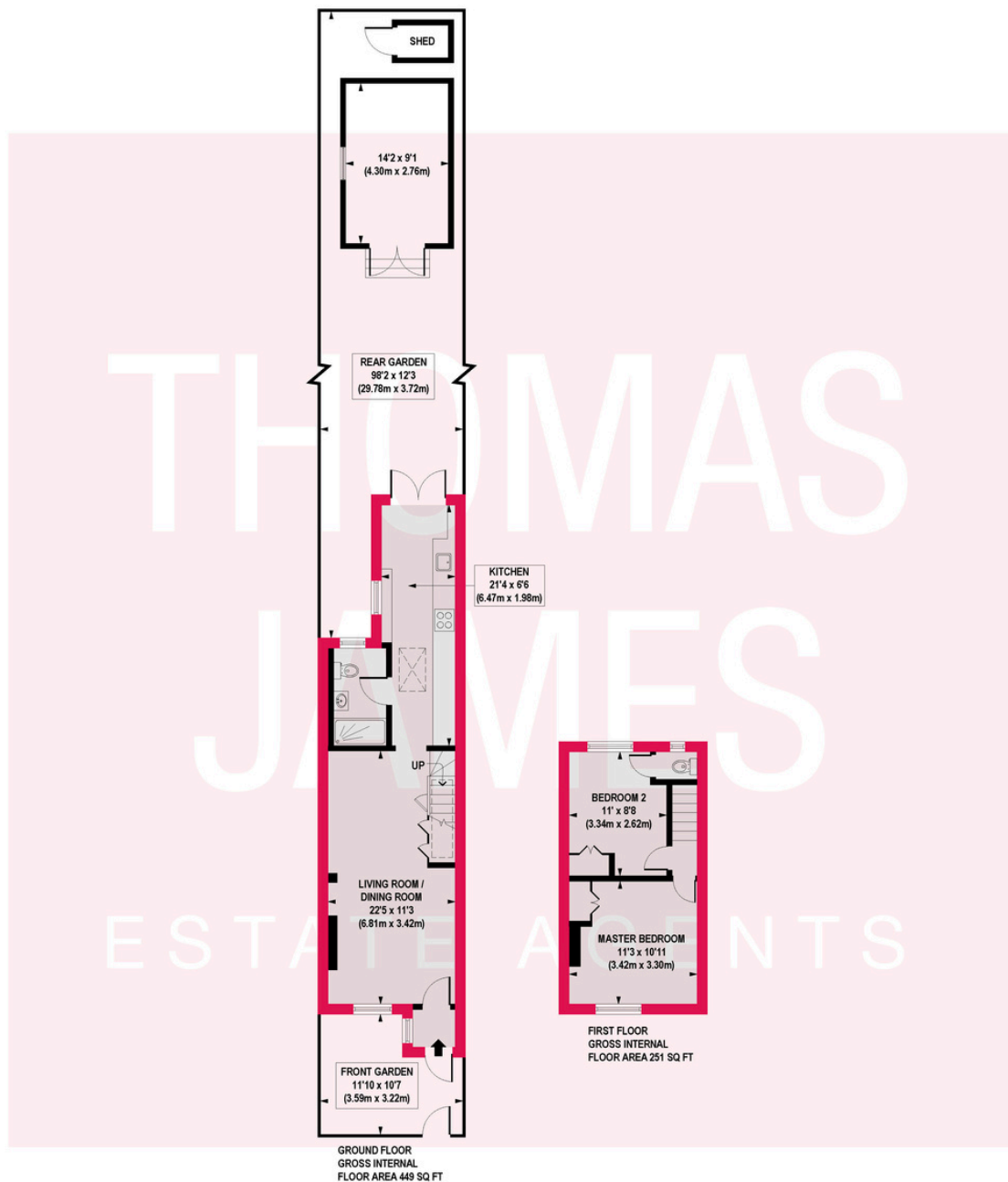
### VIDEO



### TRANSPORT



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 828 sq. ft / 76.94 sq. m (Including Out Building)  
 APPROX. GROSS INTERNAL FLOOR AREA 700 sq. ft / 65.07 sq. m (Excluding Out Building)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PENELOPE KEITH    PETER BOWLES  
GERARD WOODRUFF  
**THE RIVALS**  
BY RICHARD HODGSON

**SCHOOL FOR WIVES**  
LIBERIA, MALINA  
LICK PRODUCTIONS  
LIZ HENDERSON

THOMAS  
JAMES  
ESTATE AGENTS



THEATRE  
8.00pm

Atheist



THE MANCHURIAN CANDIDATE  
GIA PHILLIPS  
WANNING REISWOOD  
CONNIE BOOTH  
OLIVE CARTER  
SEBARD  
MURPHY  
Lyric

FENELVE KEITH  
PETER BOWEN  
THE RIVALS  
THE LEADING INDEPENDENT

Music/Songs  
A-H

Music/Songs  
I-O

Music/Songs  
P-Z

THOMAS  
JAMES  
ESTATE