

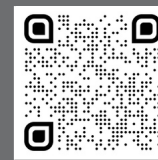
HIGHFIELD ROAD

THOMAS
JAMES



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ESTATE AGENTS

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



FOR SALE
OIEO £550,000
FREEHOLD

HIGHFIELD ROAD

WINCHMORE HILL - N21

THOMAS
JAMES

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



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.

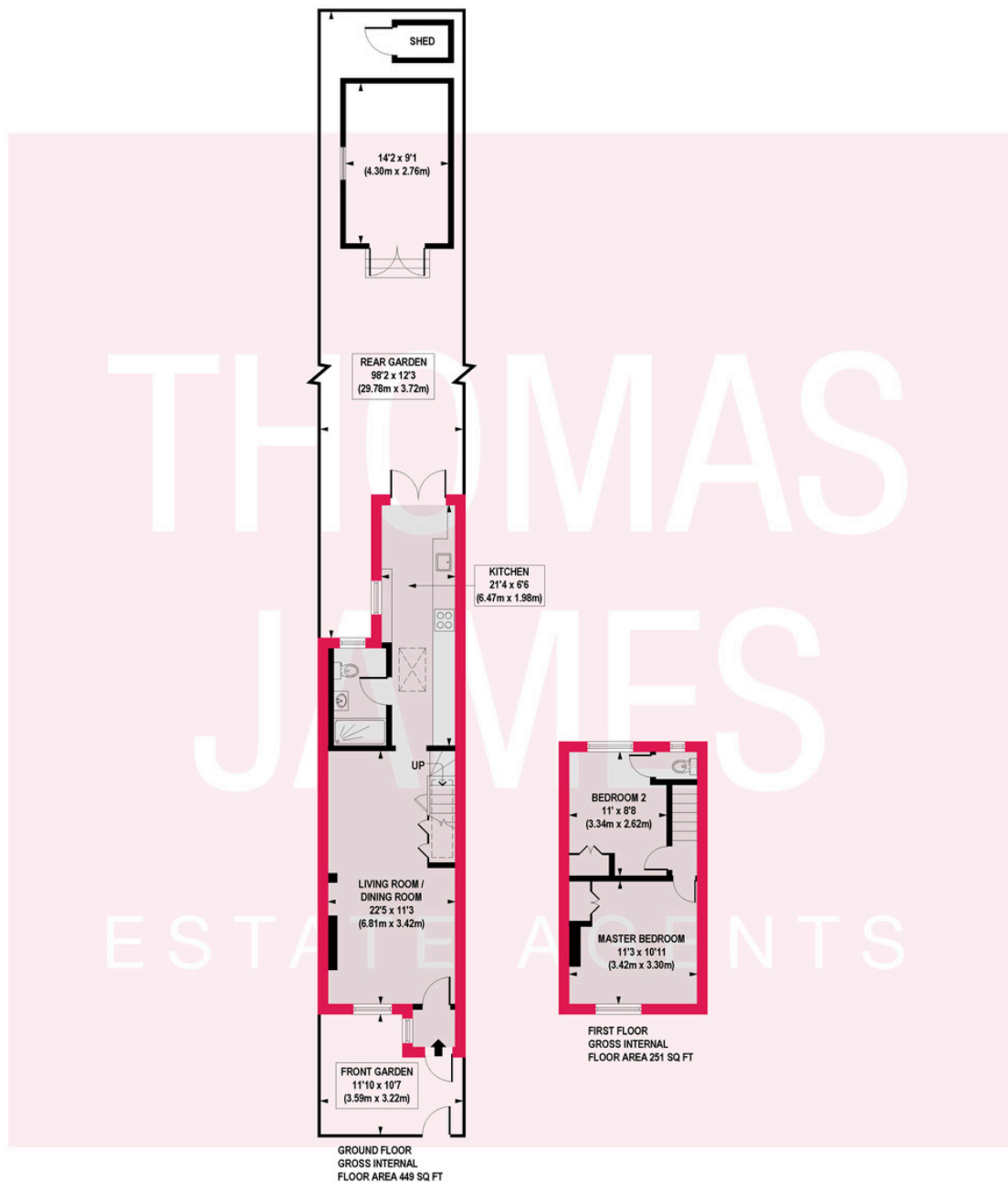
VIDEO



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.



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.

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		

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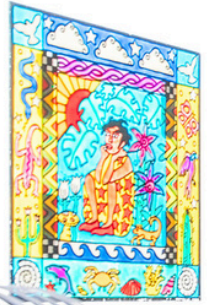


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LOBELIA
STARSHIP ROSE



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LOBELIA
STARSHIP ROSE



PENELOPE KEITH PETER DOWLES
GERARD WOODRUFF
THE RIVALS
BY RICHARD HODGSON
Illustrated by RICHARD HODGSON

SCHOOL FOR WIVES
LIBERIA MULLIN
Illustrated by MARGARET MASON
LICK THE STICK
LICK THE STICK
LICK THE STICK

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THEATRE
8.00pm

Atheist



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

FENELVE KEITH PETER BOWEN
GRAND RE-OPENING
THE RIVALS
THEATRE COMPANY
DIRECTOR PETER HULL
STRICTLY LIMITED SEASON
NOVEMBER 10-20 1988
SHELLS 451 1870 WWW.THECO

Music/Songs
A-H

Music/Songs
I-O

Music/Songs
P-Z

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