

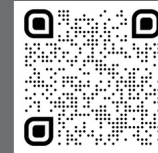
STRATFIELD PARK CLOSE

WINCHMORE HILL - N21

THOMAS
JAMES



- DETACHED
- OFF STREET PARKING
- 4 BEDROOMS
- 7 MINUTE WALK TO WINCHMORE HILL STATION
- OPEN PLAN LIVING SPACE
- CHAIN FREE



FOR SALE
£650,000
FREEHOLD

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4 BEDROOM HOUSE

£650,000 FREEHOLD

IN BRIEF

This detached four bedroom property is in a superb location, tucked away in a cul-de-sac just a five minute walk from all the amenities of Winchmore Hill including the shops around The Green and the train station. In a good condition throughout, it has great potential for updating and adding value.

PROPERTY DESCRIPTION

Located in a quiet, private block-paved cul-de-sac of just six houses, the property has an attractive frontage with a landscaped front garden featuring two specimen trees, and a drive with off street parking. There's also gated side access to the south-facing rear garden which wraps around the house and extends to about 26ft at the rear. Paved and on two levels with raised beds, this is uniquely charming space has the feel of an outdoor room.

The front door opens into an internal porch and a hallway with doors to the large living room, kitchen, WC, and office (currently used as a fifth bedroom). The main living space comprises three connected rooms: the reception room, conservatory, and dining room with a hatch to the kitchen.

These three main rooms form an L shape approximately 20ft wide and 25ft long that offers lots of options for modern living. Each room has generous dimensions, providing ample lounge and dining areas, and a conservatory that's suited to a variety of uses. With great garden views and double doors that open onto the garden terrace this is an ideal place for relaxation or entertaining.

COUNCIL TAX BAND: F
ENFIELD COUNCIL

EPC RATING: D

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED.....

The kitchen is fitted with wall and floor cabinets that house freestanding appliances, and has a tiled splashback. With a glazed door that opens into the side section of the garden and a wide window above the sink it's flooded with natural light.

Upstairs there are four bedrooms (all with bespoke fitted wardrobes), a bathroom, and a shower room. The main bedroom suite at the rear of the house comprises a large double bedroom with garden views, a walk-through dressing room, and a washbasin/vanity console, and a shower room. The second double bedroom at the front of the property has a lovely square bay window. All bedrooms are carpeted. The main bathroom has a bath, washbasin, and WC. Both bathrooms have windows for natural light and ventilation.

The house has wonderful natural light thanks to windows on all four sides and in all rooms. The décor is in a primarily white and pale neutral palette, and the property has double glazing and gas central heating. Overall it's in a good condition but has plenty of potential for updating and adding value.

LOCAL LIFE

The property is in the heart of friendly Winchmore Hill, within a five minute walk of the local shops on The Green and the train station.

Transport links are good. Winchmore Hill station has regular direct services to King's Cross (23 minutes to King's Cross) and Moorgate (32 min). If you're driving, it's about five minutes to the A10 and the North Circular Road.

Just half a mile from your door lies Grovelands Park, a beautiful, extensive green space with grassland, woods, a lake, sports courts, play areas, and a popular café.

VIDEO

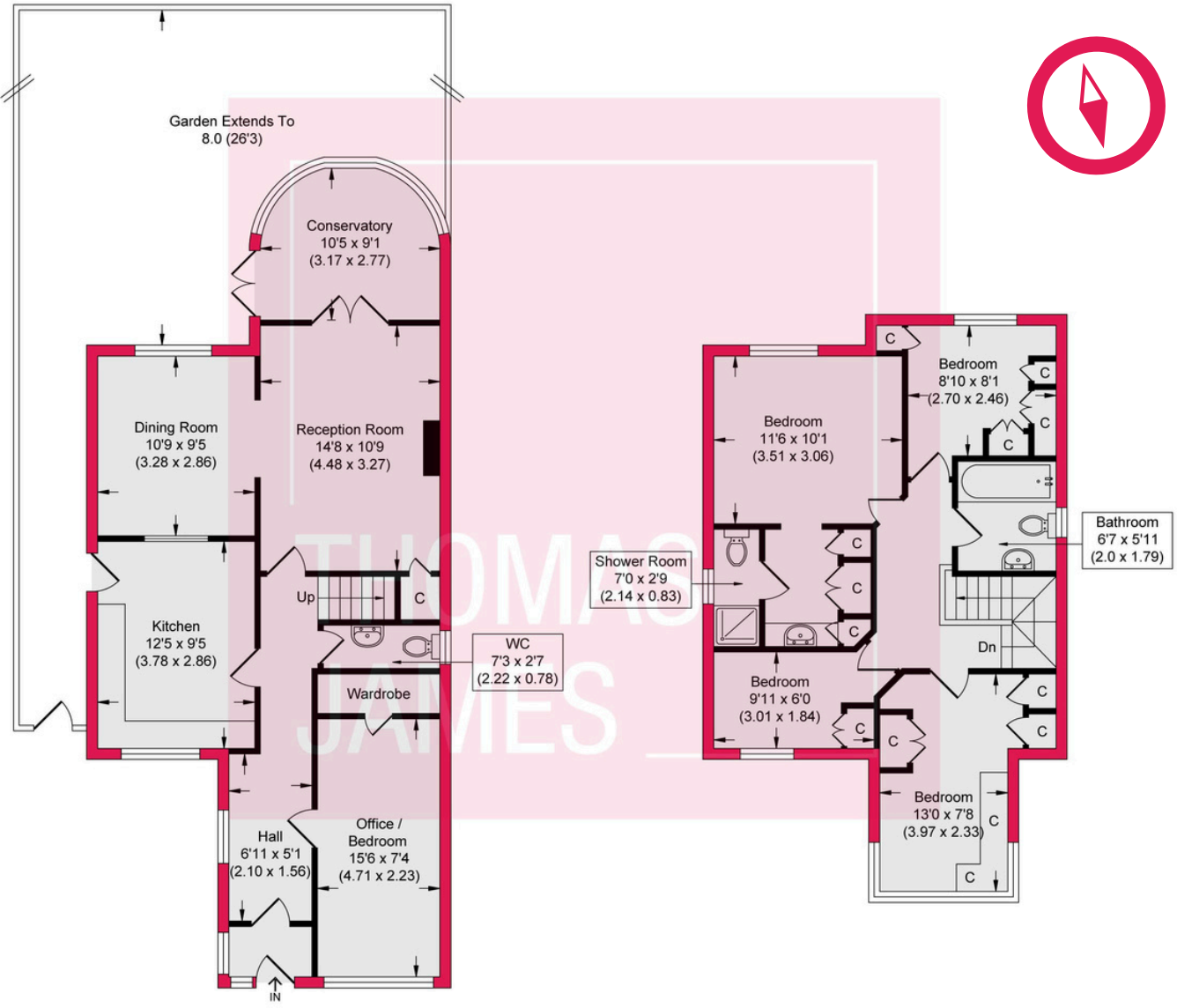


TRANSPORT



Ground Floor
70.90 sq.m. (763.16 sq.ft.) approx.

First Floor
52.52 sq.m. (565.32 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 123.42 sq.m. (1328.48 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements 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.

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.

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