



This fabulous house has it all – five bedrooms, a large open plan living space, a c.90 ft garden with a substantial garden room, an integral garage and off-street parking - all in a prime Winchmore Hill location a short stroll from Grovelands Park, good local schools, the Green and the station.

Set in a quiet cul-de-sac, this five bedroom semi detached house has a generous 2,274 square feet of space set over three floors. The ground floor comprises an integral garage, traditional front living room, huge open plan kitchen/diner, and a utility room and WC. The first floor has four bedrooms and two bathrooms, and the top (loft) floor has a fifth bedroom suite with a large en suite bathroom and walk-in storage room.

Winchmore Hill - N21
£1,300,000
Freehold

Semi detached house
2 reception rooms
5 bedrooms
3 bathrooms
Garage and driveway
Freehold
CT band: F Enfield
EPC rating: C

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The star of the show is the large open plan living space at the rear of the house which is the hub of the home. Spanning the rear of the property, it's over 27ft wide and easily accommodates a lounge area, dining zone in addition to the kitchen. The kitchen is well-equipped, with high gloss fitted cabinets that wrap around two walls and an island unit with a sink. With a large area of granite worktop and integrated and freestanding appliances it's ideal for preparation and entertaining. Three sets of glazed double doors open onto the garden terrace, creating a seamless indoor/outdoor space. The traditional front living room is a serene retreat with a beautiful bay window and fireplace. The WC is conveniently located off the hall and the utility room, which lies off the kitchen, has a door to the integral garage.

Three of the four bedrooms on the first floor are doubles. The main bedroom has two small bay windows and an en suite shower room, the second double has a large bay window, and the third double overlooks the rear garden, as does the fourth (single) bedroom. The main bathroom is a good size and has a bath and a separate shower. The top (loft) floor is home to the fifth bedroom suite. This comprises a double bedroom and a shower room with leafy rooftop views and a walk-in store room that leads to further eaves storage space.



The property is in excellent condition throughout and has been recently decorated in a palette of pale neutrals that complements the solid Siberian oak wood flooring that runs throughout the house with the exception of the tiled kitchen and bathrooms. All fixtures and fittings are contemporary and stylish, and the property is double glazed and has gas central heating.

Outside the block paved front garden has space to park two vehicles, and the back garden measures a huge c.90 ft. this is east-facing and landscaped, with a paved terrace adjacent to the house and a long lawn bordered by beds with mature planting. A central stepping stone path leads to a large rear deck and a substantial garden studio (with water and electricity) that's suitable for variety of uses.



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Hillcrest is a pleasant tree-lined cul-de-sac just half a mile from the thriving local neighbourhood centre of Winchmore Hill with its local independent shops, coffee shops, gastropubs, and train station.

Transport links are good. Winchmore Hill train station, a ten-minute stroll away, has regular direct services to King’s Cross (23 minutes) and the City (32 min to Moorgate).

Road links are excellent, with the A10 and North Circular Road both within a couple of miles.

There are plenty of great green spaces in the area, including award-winning Grovelands Park (a ten-minute walk) and Oakwood Park (15 minutes).



Links

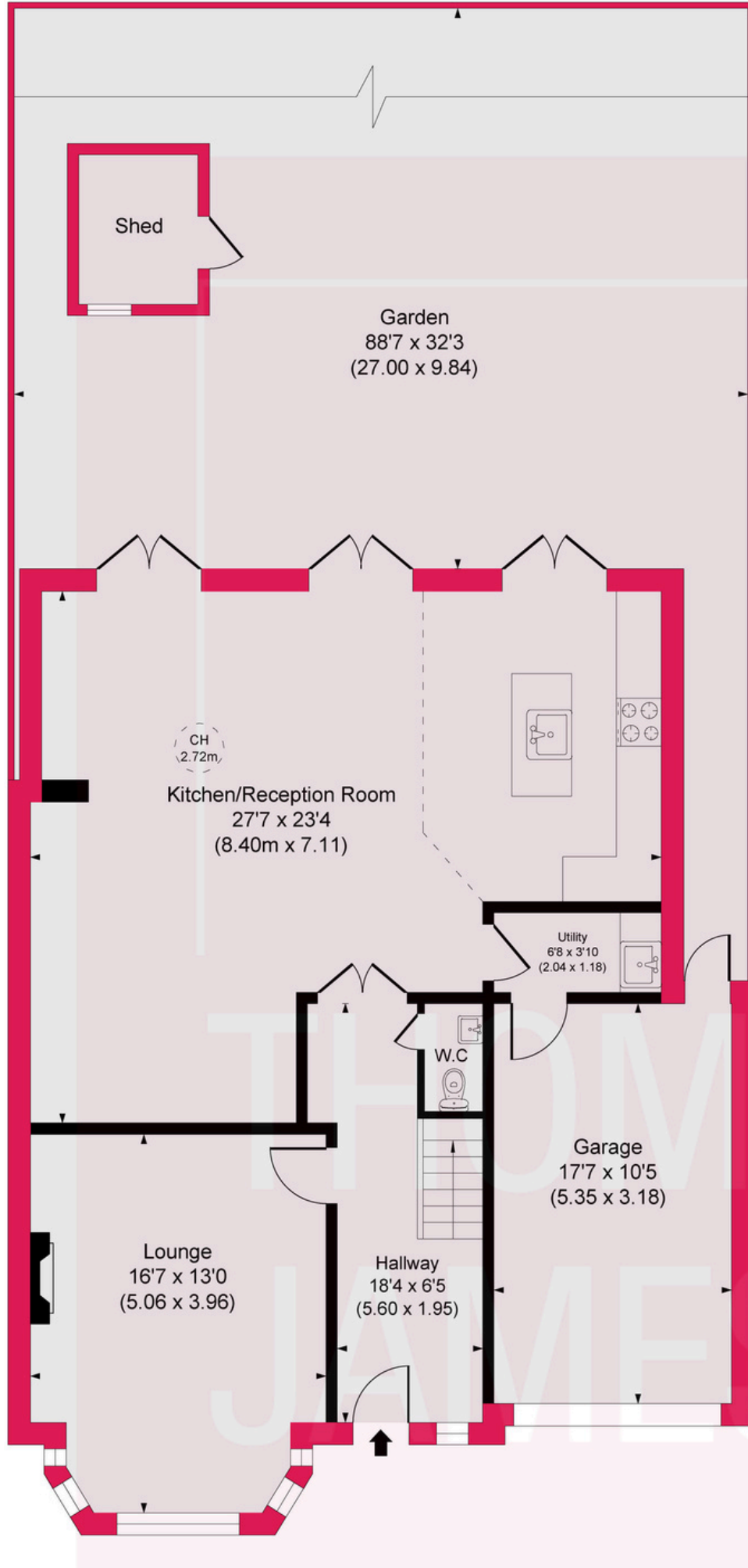
[Property walk though by Thomas James >](#)

[Location >](#)

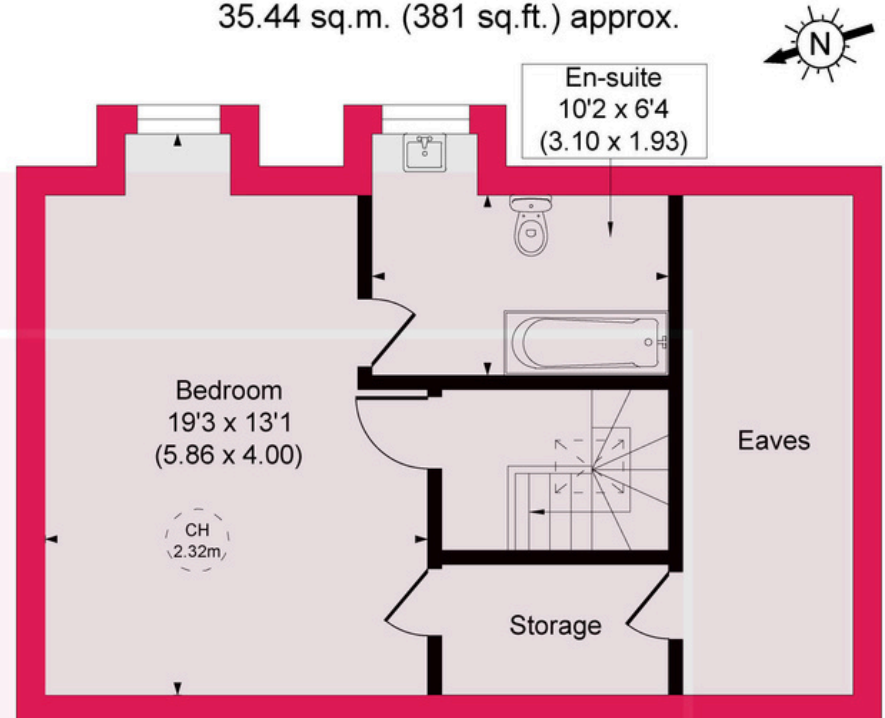
[Transport >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

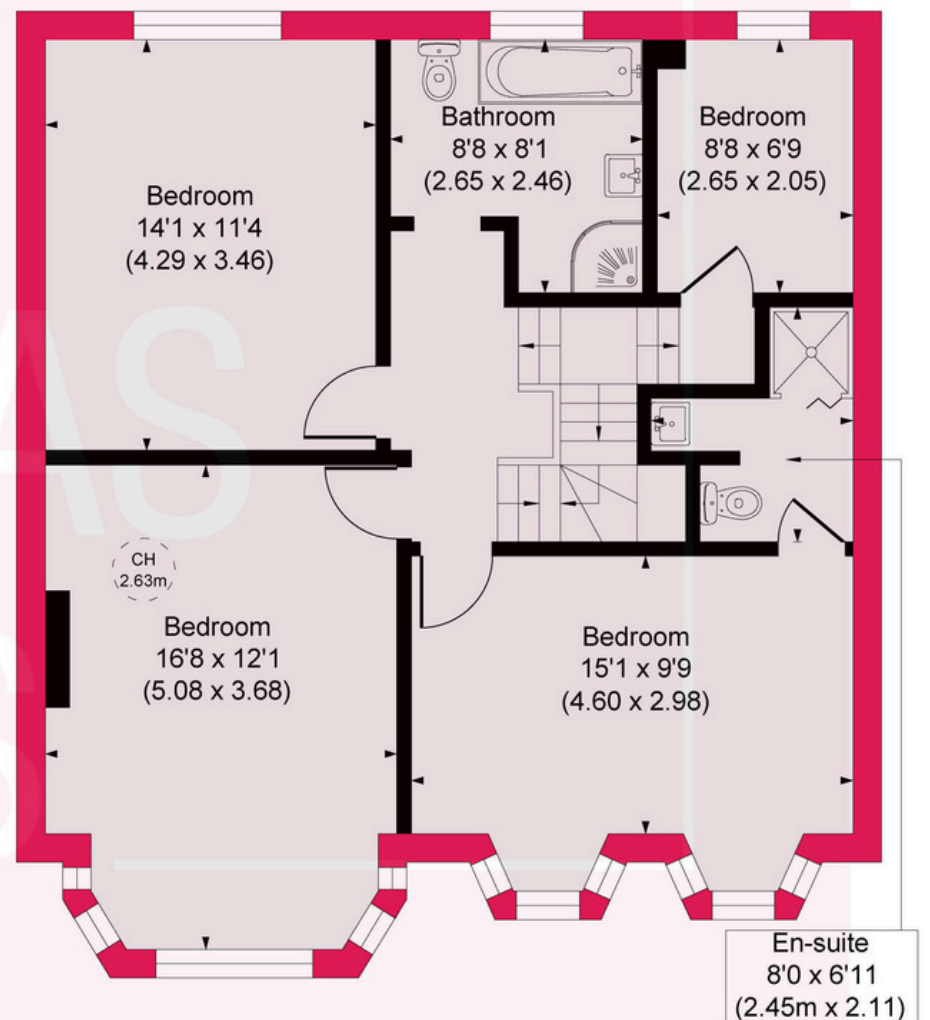
Ground Floor
101.29 sq.m. (1090 sq.ft.) approx.



Second Floor
35.44 sq.m. (381 sq.ft.) approx.



First Floor
74.64 sq.m. (803 sq.ft.) approx.



TOTAL FLOOR AREA : 211.37 sq.m. (2274.00 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the 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.

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