



**Grovelands Park Cottage, Church Hill, Winchmore Hill, London, N21
1JA**

welcome to

Grovelands Park Cottage, Church Hill

Barnfields are delighted to offer for sale this substantially extended and totally refurbished, four bedroom double fronted semi-detached house in an idyllic location adjacent to the entrance to Grovelands Park and Boating Lake. The property is located a short walk from Southgate Tube Station and Winchmore Hill Green with its Overground Station, shops, cafés and restaurants.

The property has been finished to a high standard throughout and must be viewed to be fully appreciated.



Hallway

Tiled floor, two understairs cupboards.

Study

12' 9" x 8' 7" at widest (3.89m x 2.62m at widest)

Double glazed window to front, radiator, picture rails, fitted carpet.

Kitchen / Breakfast Room

19' 5" x 19' 1" at widest (5.92m x 5.82m at widest)

A substantial and versatile room with an attractive exposed brick wall feature, range of fitted wall and base units with solid wood worktops, undermount sink, tiled splashbacks, space for Aga style oven with extractor hood above, space for a large fridge/freezer, tiled flooring with underfloor heating, double glazed windows to rear, spotlights, bi-fold doors opening to garden, double doors open to:-

Lounge

21' 3" x 14' 5" at widest (6.48m x 4.39m at widest)

Continued tiled flooring with underfloor heating, wood burner with slate hearth, picture rails, spotlights, bi-fold doors to garden.

Shower Room

Step-in shower unit, low level WC, hand basin, plumbing for washing machine and space for a tumble dryer, tiled floor, double glazed window to front, spotlights.

First Floor

Landing

Fitted carpet, double glazed window to front, picture rails, loft hatch opening to ample loft storage space.

Bedroom One

19' 5" x 11' 11" at widest (5.92m x 3.63m at widest)

Fitted carpet, two column radiators, range of built-in wardrobes, double glazed doors opening to glass Juliet balcony with views over the park, double glazed Velux window, door to:-

En-Suite

Step-in shower unit, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, double glazed windows to side, chrome heated towel rail.

Bedroom Two

14' 5" x 11' 6" at widest (4.39m x 3.51m at widest)

Fitted carpet, column radiator, double glazed windows to rear, picture rails.

Bedroom Three

13' 11" x 9' 6" at widest (4.24m x 2.90m at widest)

Fitted carpet, column radiator, double glazed windows to front, picture rails, built-in wardrobe, eaves storage space, spotlights.

Bedroom Four

9' 6" x 8' 9" at widest (2.90m x 2.67m at widest)

Fitted carpet, column radiator, double glazed windows to front, picture rails.

Bathroom

Panelled bath with shower attachment, low level WC, hand basin with cupboards beneath, tiled floor, part tiled walls, chrome heated towel rail, spotlights.

Outside

An attractive south westerly facing rear garden with stone patio and central lawn, garden shed, tap, rear access gate.

Off-Street Parking

To front of property for several cars.



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Grovelands Park Cottage, Church Hill

- Four Bedrooms
- Extensively Extended and Renovated
- 19ft Square Newly Fitted Kitchen
- 21ft Through Lounge
- Off-Street Parking

Tenure: Freehold EPC Rating: Awaited

£1,200,000



Please note the marker reflects the postcode not the actual property

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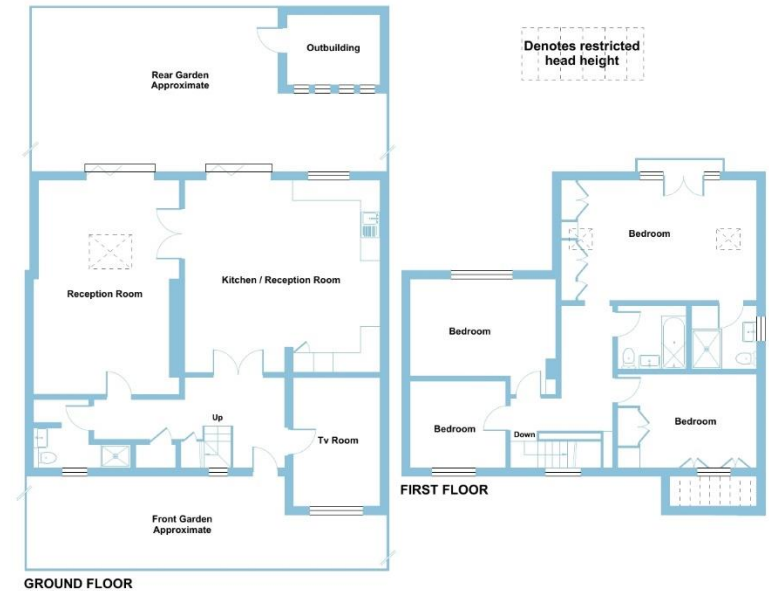
Property Ref:
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Groveland Park Cottage, Church Hill, London, N21

Approximate Area = 1867 sq ft / 173.4 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 1965 sq ft / 182.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickson 2024. Produced for Barnard Marcus. REF: 1159007



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