



**Hoppers Road, London, N21 3LA**

**welcome to**

## **Hoppers Road, London**

Barnfields are pleased to offer for sale, this spacious Edwardian four bedroom semi-detached house of charm and character, in a most convenient location, within a short walking distance of the delightful Winchmore Hill Green with its restaurants and shops and Winchmore Hill Rail Station (Moorgate Line). Good schools are also close at hand.

Features include:-



### **Spacious Entrance Hall**

Solid wood flooring, radiator, understairs storage cupboard.

### **Cloakroom / WC**

Low flush WC, vanity wash hand basin with cupboard under, ceramic tiled floor, fully tiled walls.

### **Lounge**

16' 7" x 13' 2" ( 5.05m x 4.01m )

Solid oak flooring, radiator, cast iron wood burner.

### **Sitting Room**

20' x 12' 3" ( 6.10m x 3.73m )

Solid oak flooring, handsome fireplace with inset cast iron solid fuel burner, open planned to dining room.

### **Dining Room**

14' 9" x 9' 8" ( 4.50m x 2.95m )

Solid oak flooring, radiator, double glazed French windows to garden.

### **Kitchen**

14' 1" x 12' 8" ( 4.29m x 3.86m )

Comprehensively fitted comprising base units with worktops, integrated dishwasher, washing machine and tumble dryer, integrated fridge and freezer, inset one and half bowl stainless steel sink unit, matching wall cabinets, radiator, part tiled walls, laminate tiled floor, door to garden.

### **Utility Cupboard**

Walk-in utility cupboard with wood flooring, housing gas central heating boiler.

### **First Floor**

#### **Landing**

Fitted carpet, built-in storage cupboard, built-in staircase to bonus loft room.

### **Loft Room**

21' x 10' ( 6.40m x 3.05m )

Used for storage but could be easily converted into fifth bedroom with an annex room which could provide an en-suite.

### **Bedroom One**

15' 1" x 11' 4" ( 4.60m x 3.45m )

Fitted carpet, radiator, range of built-in wardrobe cupboards.

### **Bedroom Two**

14' 7" x 10' 9" ( 4.45m x 3.28m )

Fitted carpet, radiator, range of built-in wardrobe cupboards and drawer units.

### **Bedroom Three**

10' 3" x 8' ( 3.12m x 2.44m )

Fitted carpet, radiator, double built-in wardrobe cupboard.

### **Bedroom Four**

9' 6" x 8' 5" ( 2.90m x 2.57m )

Laminate floor, radiator.

### **Bathroom / WC**

Panelled bath, pedestal wash hand basin, low flush WC, bidet, separate shower cubicle, vinyl floor, radiator, fully tiled walls.

### **Outside**

#### **Front Garden**

Paved providing off-street parking for two cars.

#### **Rear Garden**

Approximately 60' of rear garden, brick paved patio, laid to lawn, side pedestrian access, outside water tap.





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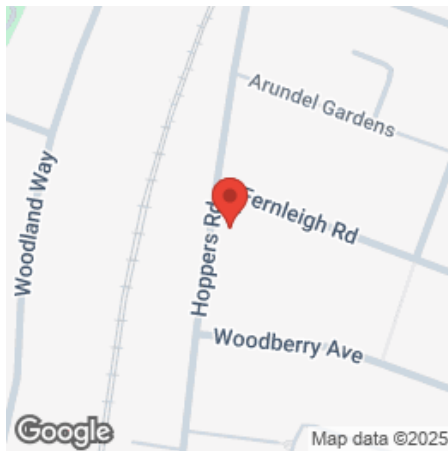
welcome to

## Hoppers Road, London

- Spacious Lounge
- Good Sized Dining Room
- 20' Sitting Room
- Large Kitchen
- Off-Street Parking For Two Cars

Tenure: Freehold EPC Rating: D

£900,000



Please note  
the marker  
reflects the  
postcode not  
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property

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Approximate Area = 1620 sq ft / 150.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnfield Marcus. REF: 1293292

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