



# Broad Walk, Winchmore Hill

£3,295,000

**Havilands**

the advantage of experience





- 7 Bedroom Detached House
- Gated Entrance
- Grand Sized Rooms Throughout
- Luxury Jacuzzi/Sauna
- Master Bedroom with En-Suite & Walk-In Wardrobe
- Garage & Off-Street Parking for Multiple Vehicles
- Kitchen/Diner plus Utility & Laundry Room
- 36' x 21' Loft Room / Cinema Room
- Within easy reach of Winchmore Hill Station (Moorgate Approx 30 mins).
- EPC Rating: C



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to offer For Sale this substantial 7 Bedroom Detached House which sits proudly on the corner of Broad Walk and Branscombe Gardens, N21.

Set behind a gated entrance, this exquisite property offers over 6500sqft of living space with the added benefit of a Summer House, Garage and off-street parking for a number of vehicles. On the ground floor, the property is comprised of three reception rooms, dining room, kitchen, two utility rooms and downstairs WC as well as boasting a grand entrance hallway with beautifully tiled flooring and feature fireplace. The first floor is comprised of five bedrooms, including two en-suites and a walk-in wardrobe to the master bedroom, family bathroom, additional WC and a study. The second floor is comprised of two further bedrooms including one with en-suite, walk in wardrobes and a significant amount of storage within the eaves. Offering a room size of 36' x 21' this can also double up as a cinema room. The Summer House houses a sauna, steam-room, cloakroom, jacuzzi and incorporates an outdoor BBQ area and terrace looking onto the garden.

The property is located a short walk away from Winchmore Hill station providing rail access to Moorgate (approx 30 mins) and is within easy reach of the A406. Nearby are Keble & Grange Park Prep Schools & Palmers Green High School. To arrange a viewing, please get in touch with a member of the team.

**Property Information:**

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band H (£4130.96 24/25)

EPC Rating: Current 70(C); Potential 78(C)

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